



**VILLAGE BOARD OF TRUSTEES  
REGULAR MEETING NOTICE/AGENDA  
May 23, 2022 - 7:00 pm**

THE RICHARD T. FLICKINGER MUNICIPAL CENTER, COUNCIL CHAMBERS  
6101 CAPULINA AVENUE, MORTON GROVE, IL 60053

*In accordance with the Illinois Open Meetings Act, all Village Board and Commission meetings are open to the public. This meeting can be viewed remotely via the live stream link found at: [www.mortongroveil.org/stream](http://www.mortongroveil.org/stream). (If an Executive Session is placed on the agenda, the meeting shall commence at 6:00 pm and the time between 6:00 pm and 7:00 pm shall be used for the Executive Session per 1-5-7A of the Village of Morton Grove Municipal Code. If the Agenda does not include an Executive Session, the meeting will begin at 7:00 pm.)*

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Minutes** – Regular Meeting – May 9, 2022
- 5. Special Reports –**
  - a. Outstanding Neighbor Recognition: Sabeel Ahmed  
Presented by Community Relations Commissioner: Kristey Chalabi & Bob Burkhart
  - b. Greener Morton Grove Award  
Presented to:  
Catered by Design  
The Residences at Sawmill Stations  
The Muslim Community Center  
Catering by Micheals
- 6. Public Hearings** - None
- 7. Plan Commission Reports** – None
- 8. Residents' Comments (agenda items only)**
- 9. President's Report** – Administration, Council of Mayors, Northwest Municipal Conference, Strategic Plan Committee
- 10. Clerk's Report** – Advisory Commission on Aging, Chamber of Commerce, Condominium Association

## 11. Staff Report

### a. Village Administrator

- 1) **Ordinance 22-09:** *(Introduced May 23, 2022) (First Reading)* Amending Title 9 entitled Fire Prevention and Protection, Title 10, entitled Building and Construction Regulations, Chapters 1, entitled Building Code, Chapter 2 entitled Electrical Regulations, Chapter 4 entitled Elevator Regulations, Chapter 5 entitled Property Maintenance Regulations, Chapter 6 entitled Fallout Shelters, Chapter 7 entitled Building Address Regulations, Title 1 entitled Administration, Chapter 4 entitled Penalties, and Title 1 entitled Administration, Chapter 11 entitled Fees of the Municipal Code of the Village of Morton Grove

### b. Corporation Counsel

## 12. Reports by Trustees

a. **Trustee Grear** – *Finance Department, Building Department, Special Events Commission, Police Facility Committee, Sawmill Station TIF (Trustee Witko)*

c. **Trustee Khan** – *Community & Economic Development Department, Plan Commission/Zoning Board, Capital Projects, French Market, Lehigh/Ferris TIF (Trustee Travis)*

- 1) **Ordinance 22-06:** *(Introduced May 9, 2022) (Second Reading)* Approving a Plat of Vacation of a Portion of the Alley Right of Way Located Directly North of Hennings Court, Between Narragansett and Ferris Avenues, and Measuring Approximately 1,121 Square Feet in Morton Grove, Illinois

- 2) **Ordinance 22-07:** *(Introduced May 9, 2022) (Second Reading)* Approving a Preliminary Plat of Subdivision and Special Use Permits with Associated Waivers for a Ten-Unit Townhome Development on Property Commonly Known as 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and a 1,121-Square-Foot Portion of Public Alley Right of Way Petitioned for Vacation in Morton Grove, Illinois

- 3) **Ordinance 22-08:** *(Introduced May 9, 2022) (Second Reading)* Approving a Special Use Permit for a Duplex Development on Property Commonly Known as 8733-35 Narragansett Avenue in Morton Grove, Illinois

c. **Trustee Minx** – *Fire Department, Fire Pension Board, Fire & Police Commission, Legal Department, RED Center (Trustee Thill)*

d. **Trustee Thill** – *Family & Senior Services Department, Appearance Commission, SWANCC (Solid Waste Agency of Northern Cook County), Water Commission (Trustee Minx)*

e. **Trustee Travis** – *Police Department, Police Pension Board, Community Relations Commission, Traffic Safety Commission, NIPSTA (Trustee Khan)*

f. **Trustee Witko** – *Public Works Department, Environment & Natural Resources Commission, Information Technology Department, Lincoln/Lehigh TIF (Trustee Gear)*

- 1) **Resolution 22-27:** Authorizing a Contract with A Plus Quality Services, INC. For Janitorial Cleaning Services.

**13. Other Business**

**14. Presentation of Warrants - \$546,749.67**

**15. Residents' Comments**

**16. Adjournment**

**MINUTES OF A REGULAR MEETING OF THE PRESIDENT  
AND THE BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE  
RICHARD T. FLICKINGER MUNICIPAL CENTER COUNCIL CHAMBERS  
MAY 9, 2022**

**CALL TO ORDER**

- I. Village President Dan DiMaria convened the Regular Meeting of the Village Board at 7:00 p.m.
- & II. in the Council Chambers of Village Hall.

- III. Village Clerk Eileen Harford called the roll. Present were Trustees Bill Gear, Saba Khan, Rita Minx, John Thill, Connie Travis, and Janine Witko.

IV. **APPROVAL OF MINUTES**

Trustee Minx moved to accept the Minutes of the April 25, 2022 Village Board meeting as presented, seconded by Trustee Witko. **Motion passed unanimously via voice vote.**

V. **SPECIAL REPORTS**

- 1. **Swearing-In of Police Officer David Nickelson**
  - a. Mayor DiMaria introduced Fire and Police Commission Chairman Mike Simkins to perform the swearing-in. Mr. Simkins came to the podium and invited Mayor DiMaria, Police Chief Mike Simo, and Trustee-liaison Connie Travis to join him. He then asked David Nickelson and his guests to come up for his swearing-in ceremony.
  - b. Officer Nickelson was accompanied by his brother, who is currently a police officer in Wood Dale. Mr. Simkins then provided some background information about this new officer.
  - c. Officer Nickelson began his employment with the Village of Morton Grove on December 20, 2021 and began his training at the Suburban Law Enforcement Academy on January 3, 2022. He graduated from the Academy on April 8, 2022. Officer Nickelson grew up in Elk Grove Village. After high school, he attended Illinois State University and obtained his bachelor's degree in Human Resources Management. David then spent five years working for a logistics company, driving a truck over the road and working in the office. He then started his own company, continuing to drive a truck over while operating his company. He did this for two years and then made a decision to pursue a career in law enforcement, following in the footsteps of his brother and his uncle, who retired as a sergeant from the Roselle Police Department.
  - d. In his spare time, David enjoys working on cars, bowling, and going to the gym.

V.

**SPECIAL REPORTS** (continued)

- e. Mr. Simkins swore in Officer Nickelson. David's brother pinned on his badge as the Board and the assemblage congratulated David.

2. Swearing-In of Police Officer Colin Jaramillo

- a. Next, Mr. Simkins asked Colin Jaramillo to come to the podium with his guests. Colin was accompanied by his parents and his fiancé. Colin is the second officer being sworn in this evening. Mr. Simkins provided some background information on Officer Jaramillo.
- b. Like Officer Nickelson, Officer Jaramillo started with Morton Grove in December of 2021, began his training at the Suburban Law Enforcement Academy on January 3, 2022, and graduated from the Academy on April 8, 2022. Colin was born in Chicago and moved to Morton Grove in 2014. He attended Niles West High School, and after high school, he went to Valparaiso University where he received a bachelor's degree in Business Marketing in December 2019. In December of 2020, Colin enlisted in the Army Reserves and is currently assigned to the Military Police Corps.
- c. In his spare time, Colin likes basketball, football, and spending time with his family.
- d. Mr. Simkins performed the swearing-in of Officer Jaramillo, whose father proudly pinned on his badge. The Board and assemblage warmly congratulated the new Officer Jaramillo.

3. Saved By The Belt Award Presentation

- a. Chief Simo said it was an honor to present Mr. Nadeem Bhimani with a "Saved by the Belt" Award, which is a combined award from the Morton Grove Police Department and the Illinois Department of Transportation (IDOT). The purpose of the award is to recognize people who survive bad car accidents because they were wearing their seat belt. Chief Simo explained that, on March 3, 2022, around 5:30 p.m. in the area of Oriole and Greenwood Avenues, Mr. Bhimani was involved in a very serious car accident. Chief Simo said he believe Mr. Bhimani would have suffered major injuries or would have been a fatality if not for the fact that he was wearing his seat belt. The Chief told Mr. Bhimani that he is a "living testament to the fact that wearing seat belts saves lives." He then presented Mr. Bhimani with a certificate from IDOT as well as a commemorative medallion
- b. Chief Simo commented that, in Morton Grove, he estimates that 94%–96% of drivers wear their seat belts regularly, saying that seat belt programs "have come a long way." Mayor DiMaria agreed and said this is a good reminder, even for adults.

VI.

**PUBLIC HEARINGS**

NONE

VII.

**PLAN COMMISSION REPORTS**

Mayor DiMaria called upon Plan Commission Chairman Steve Blonz to talk about the Plan Commission Cases on tonight's Agenda.

1. Plan Commission Case PC 22-03: Request for Approval of a Plat of Vacation for a Portion of Public Alley located directly north of Hennings Court between Narragansett Avenue and Ferris Avenue, in Morton Grove, IL, and measuring approximately 1,121 square feet, in accordance with Section 12-9-5 of the Morton Grove Municipal Code. Applicant is P&P Properties, LLC.
  - a. Mr. Blonz said that the purpose of this request was to get a vacation approved for a 1,121 square foot portion of public alley right-of-way to facilitate private redevelopment of property at 8721 Narragansett Avenue and 8720-26 Ferris Avenue. The Applicant has submitted this request concurrent with a request for approval of a Preliminary Plat of Subdivision and Special Use Permit for a ten-unit townhome development with accessory parking, landscape, and trash collection areas. Chairman Blonz said the Plan Commission voted unanimously to recommend approval of the Plat of Vacation.
2. Plan Commission Case PC 22-04: Request for Approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8 of the Morton Grove Municipal Code; and a Special Use Permit for Ten (10) Attached Dwellings in a C-1 General Commercial District (12-4-3:D) and more than one Principal Detached Building (12-2-2:A) with variations for Minimum Lot Areas (12-5-4:C), Impervious Lot Coverage (12-5-4:I.2); Rear-Yard Impervious Coverage (12-2-5:B.3), Walkway Width (12-2-6:G), and Location of Surface Parking Lots (12-5-4:G.4) for the Property Commonly Known as 8721 Narragansett Avenue, 8720-8726 Ferris Avenue, and a Portion of Public Alley Located Directly North of Hennings Court, between Narragansett Avenue and Ferris Avenue, and measuring approximately 1,121, square feet, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code. The Applicant is P&P Properties, LLC.
  - a. Chairman Blonz said the purpose of this case was to approve a Preliminary Plat of Subdivision and Special Use Permits for the subdivision of property at 8721 Narragansett Avenue, 8720-8726 Ferris Avenue, and a 1,121 square foot portion of public alley right-of-way petitioned for vacation for the construction of a ten-unit downhome development. Mr. Blonz that the Plan Commission unanimously voted to recommend approval of this Preliminary Plat of Subdivision.

V. **PLAN COMMISSION REPORTS** (continued)

3. Plan Commission Case PC 22-05: Request for Approval of a Special Use Permit for Two (2) Attached Dwellings (Duplex) in a C-1 General Commercial District (12-4-3:D) with a variation for Rear Yard Impervious Coverage (12-2-5:B.3) for the Property Commonly Known as 8733-8735 Narragansett Avenue in Morton Grove, IL. The Applicant is P&P Properties, LLC.
  - a. Mr. Blonz explained that this request was seeking approval of a Special Use Permit for the construction of a two-unit attached single-family (duplex) development at 8733-35 Narragansett Avenue. The developer is asking for one waiver for rear yard impermeable coverage. The Plan Commission unanimously approved a recommendation to the Board to grant the Special Use Permit, including the waiver being sought.
  - b. Chairman Blonz thanked the Board for attending the Plan Commission meeting at which all of these cases were heard. He asked if anyone had any questions. No one did.

VIII. **RESIDENTS' COMMENTS (Agenda Items Only)**

NONE

IX. **PRESIDENT'S REPORT**

1. Mayor DiMaria said the news from the Ukraine continues to be distressing, and said "I can't even imagine what it must be like to live there." He added, "Our hearts are with the Ukrainian people."
2. Mayor DiMaria thanked everyone who participated in the Village's sustainability activities during Earth Month. We will be recognizing our 2022 Greener Morton Grove recipients at an upcoming Village Board meeting, and should have results from the Mayor's Water Conservation Challenge by the end of May.
  - a. The mayor said other additional dates and events to remember include:
    - Saturday, May 14, from 9:00 a.m. to noon at Public Works, 7840 Nagle Avenue: Electronic Recycling and Document Destruction event
    - Saturday, May 14, from 8:00 a.m. to 1:00 p.m. at the Civic Center, 6140 Dempster: Opening of the Morton Grove French Market (May 14 to October 15)
    - Thursday, May 19 at 6:00 p.m.: Neighborhood Outreach meeting at Melzer School 9400 Oriole Avenue. This is a great opportunity to meet the Board and members of the Village staff, and have a chance to share your ideas or concerns one-on-one.

IX. **PRESIDENT'S REPORT** (continued)

3. Mayor DiMaria noted that, in 2015, the Village adopted its first Strategic Plan, a multi-year planning tool which provides guidance and operational direction to the Village's staff and Boards. He said it was hugely successful, based on results that people can actually see. This year, the Village will be updating this important document.
- a. Mayor DiMaria said he would begin appointing residents in June to an ad hoc committee—the Strategic Plan Advisory Committee—to assist the Village with this project. The mayor said his goal is to appoint at least seven Village residents representing a diverse spectrum of age, ethnic, socio-economic, and geographic backgrounds and perspectives. The Committee will meet as needed and will perform tasks as assigned by the Village Administrator. If you're interested, please submit your application through the "Committees and Commissions" page on the Village website: [www.mortongroveil.org](http://www.mortongroveil.org). There will also be a link to the application in the e-newsletter.

X. **CLERK'S REPORT**

1. Clerk Harford said the Village is excited to announce that it has been selected as an early voting location for the 2022 Gubernatorial Primary election.
- a. Early voting will run 7 days a week, from Monday, June 13 through Monday, June 27 at the American Legion Memorial Civic Center at 6140 Dempster Street. Voting will take place on the second floor.
- b. The hours for the first week of early voting (June 13–June 18) are 9:00 a.m. to 5:00 p.m., Monday through Saturday, and Sunday, June 19, 10:00 a.m. to 4:00 p.m. For the second/final week of voting (June 20–June 27), the hours are 9:00 a.m. to 5:00 p.m., Monday through Saturday; 10:00 a.m. to 4:00 p.m. on Sunday, June 26. On Monday, June 27, the final day of early voting, the hours are 9:00 a.m. to 5:00 p.m.

XI. **STAFF REPORTS**A. **Village Administrator:**

Mr. Czerwinski had no formal report this evening, but made some comments regarding Earth Month. He said several nominations for the Greener Morton Grove award had been received and they're being reviewed. Awards will be given at a future Board Meeting. For the Mayor's Water Conservation Challenge, we should hear more about the successful municipalities after May 22, 2022.

B. **Corporation Counsel:**

Corporation Counsel Liston had no formal report this evening.



XII.

**TRUSTEES' REPORTS**A. Trustee Gear:

1. Trustee Gear presented **Resolution 22-26, Authorizing the Annual Memorial Day Parade Closure of Dempster Street.**
  - a. He explained that the Illinois Department of Transportation (IDOT) requires the Village to adopt a resolution approving the closing of Dempster Street for the annual Memorial Day Parade. This resolution also authorizes the Village Engineer to file an application through IDOT for the actual closing of Dempster Street (Route 58) from 12:30 p.m. to 4:30 p.m. on Sunday, May 29, 2022 for the parade, which is scheduled to be held at 1:30 p.m. on that date.
  - b. Trustee Gear said the Memorial Day Parade is a Morton Grove tradition, and each year, a resolution is developed authorizing the parade and assuming full responsibility for the direction, protection, and regulation of traffic during the time the detour is in effect, and all liabilities for damages of any kind occasioned by the closing of said state route.

Trustee Gear moved to approve Resolution 22-26, seconded by Trustee Minx.

**Motion passed: 6 ayes, 0 nays.**

Tr. Gear      aye  
Tr. Thill      aye

Tr. Khan      aye  
Tr. Travis    aye

Tr. Minx      aye  
Tr. Witko     aye

B. Trustee Khan:

Trustee Khan had three ordinances to present this evening. As each of these ordinances is a first reading, no action will be taken this evening.

1. **Ordinance 22-06, Approving a Plat of Vacation of a Portion of the Alley Right of Way Located Directly North of Hennings Court, between Narragansett and Ferris Avenues, and Measuring Approximately 1,121 square feet, in Morton Grove, IL.**
  - a. She said that this Ordinance is pursuant to Plan Commission Case PC 22-03, which was reported out earlier this evening by Plan Commission Chairman Steve Blonz.
2. **Ordinance 22-07, Approving a Preliminary Plat of Subdivision and Special Use Permits with Associated Waivers for a Ten-Unit Townhome Development on Property Commonly Known as 8721 Narragansett Avenue, 8720–8726 Ferris Avenue, and a 1,121 square foot portion of a Public Alley Right of Way Petitioned For Vacation in Morton Grove, IL.**
  - a. Trustee Khan said this Ordinance is pursuant to Plan Commission Case PC 22-04, presented earlier this evening by Plan Commission Chairman Steve Blonz.

XII. **TRUSTEES' REPORTS** (continued)

B. Trustee Khan: (continued)

3. **Ordinance 22-08, Approving a Special Use Permit for a Duplex Development on Property Commonly Known as 8733–8735 Narragansett Avenue in Morton Grove, IL.**

Trustee Khan explained that this Ordinance is pursuant to Plan Commission Case PC 22-05, read out earlier by Plan Commission Chairman Steve Blonz.

Trustee Thill asked what the timing is for breaking ground. The developer said they're currently working on civil engineering and permits. He said, ideally, they would break ground by late summer/early fall. His goal is to have all the exterior work completed before winter.

C. Trustee Minx:

Trustee Minx had no formal report this evening.

D. Trustee Thill:

Trustee Thill had no formal report this evening.

E. Trustee Travis:

1. Trustee Travis announced that the 2022 Summer Adopt-A-Planter program is beginning. Pick-up dates for the planter materials is Saturday, June 11. Adopting a planter is a good way to show pride in our Village and keep it looking beautiful. You can sign up on the Village's website.
2. Trustee Travis also asked everyone to "save the date" for the Community Garage Sale, which will be held Friday, June 24 through Sunday, June 26. Register for free by June 9. Registration form is on the Village's website.

XII. **TRUSTEES' REPORTS** (continued)

F. **Trustee Witko:**

1. Trustee Witko presented **Ordinance 22-04, Amending Title 5, Chapter 13, Section F-1 Entitled "No Parking Streets" and Title 5, Chapter 13, Section F-4 Entitled "Restricted Parking Streets" of the Municipal Code of the Village of Morton Grove.**

This is the second reading of this Ordinance.

- a. She explained that the Village had received a complaint from a Greenwood Avenue resident about employees from nearby commercial properties parking on Greenwood Avenue. Around the same time, the Village was processing an application for a new restaurant at 8840 Waukegan Road. The Police Chief, by authority of Section 5-1-4 of the Municipal Code, and following discussions with senior Village staff, established a temporary traffic regulation to preserve the residential parking, to discourage commercial parking in residential areas, and ensure safe passage through Greenwood Avenue west of Waukegan Road.
- b. The temporary traffic restriction on Greenwood Avenue prohibited parking on the south side of the street from Waukegan Road to the first alley west of Waukegan, and limited parking to 90 minutes on the north side of the street from Waukegan Road to the first alley west of Waukegan Road. It also limited parking to 90 minutes except for Village residents only on both sides of the street from Sayre Avenue to the first alley west of Waukegan Road. The temporary regulation on Sayre Avenue limited parking to 90 minutes except for Village residents on both sides of the street from 250 feet south of Greenwood Avenue and northward to the dead end of Sayre Avenue. Affected residents were notified and asked for feedback on the experimental regulations. No feedback was received during the time the temporary regulations were in effect. The Traffic Safety Commission reviewed the temporary regulations at their April meeting and recommended making these regulations permanent, and Village staff also supports making the regulations permanent.

Trustee Witko moved to adopt Ordinance 22-04, seconded by Trustee Grear.

**Motion passed: 6 ayes, 0 nays.**

Tr. Grear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

- c. Trustee Thill asked, regarding enforcement, how the police department will be able to tell residents' vehicles from non-residents' vehicles. Chief Simo said they will look for Village stickers.
2. Trustee Witko then presented **Ordinance 22-05, Amending Title 5, Chapter 13, Section F-1 Entitled "No Parking Streets" and Title 5, Chapter 13, Section F-4 Entitled "Restricted Parking Streets" of the Municipal Code of the Village of Morton Grove.**

XII. TRUSTEES' REPORTS (continued)F. Trustee Witko: (continued)

Trustee Witko said this is the second reading of this Ordinance.

- b. She explained that Ordinance 19-28, approved in December of 2019, amended the Municipal Code to increase the amount of on-street parking at the request of residents of the multi-family building at 5935 Lincoln Avenue.
- c. She said these residents have requested to further increase the amount of on-street parking in front of their property. The Police Chief, by authority of Section 5-1-4 of the Municipal Code, and following discussions with senior Village staff, established a temporary traffic regulation to increase the segment of on-street parking on the south side of Lincoln Avenue by 80 feet and to restrict on-street parking to Village residents only on the west side of Mason Avenue between Lincoln Avenue and the first alley south of Lincoln Avenue for 180 days. Affected residents were notified and asked for feedback on the experimental regulations. No feedback was received during the time the temporary regulations were in effect.

Trustee Witko moved, seconded by Trustee Travis, to adopt Ordinance 22-05.

**Motion passed: 6 ayes, 0 nays.**

Tr. Grear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

- 3. Trustee Witko presented **Resolution 22-24, Authorizing the Execution of a Contract With Lakeshore Recycling Systems Clean Sweep for the 2022 Street Sweeping Program.**
  - a. She explained that Public Works provides sweeping of streets throughout the Village using in-house and hire contractors. The Village of Glenview led an initiative in 2020 with the framework of the regional cooperative purchasing called "Municipal Partnership Initiative" (MPI) to procure street sweeping services for three communities. The Village of Glenview issued a request for bids for "Street Sweeping Services" for the Municipalities of Glenview, Kenilworth, and North Chicago. The low bidder was Lakeshore Recycling Systems (LRS) Clean Sweep of Morton Grove, IL. The bidding documents issued by MPI included provisions reserving the right of communities to renew the contract for two (2) one-year terms and to allow new communities to be added to the contract in the renewal years. Lakeshore Recycling Systems (LRS) Clean Sweep performed work satisfactorily for the Village during the 2021 Street Sweeping Program. This Resolution authorizes a contract with LRS Clean Sweep for the 2022 Street Sweeping Program. The cost of street sweeping is \$135 per hour for sweeper and operator to sweep four (4) days a week from May 16, 2022 to June 9, 2022 (spring sweeping) and October 3, 2022 to December 9, 2022 (fall sweeping). This contract is not to exceed \$50,000. Since this is a unit price contract, the final contract amount will be based on the actual quantity of work performed.

Trustee Witko moved to approve Resolution 22-24, seconded by Trustee Travis.

XII. **TRUSTEES' REPORTS** (continued)F. Trustee Witko: (continued)

- b. Trustee Grear asked Public Works Director Joe Dahm how many street sweepers the Village currently owns. He responded the Village owns two, but one of them is on its way out.

Mayor DiMaria called for the vote on Resolution 22-24.

**Motion passed: 6 ayes, 0 nays.**

Tr. Grear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

Lastly, Trustee Witko presented **Resolution 22-25, Authorizing a Contract With Murphy Construction Services, LLC for the 2022 Concrete Sawcutting Program.**

- 4. She explained that, as part of the Village's annual Concrete Sawcutting Program, the Village hires a contractor to sawcut uneven sidewalk joints in the Village rights-of-way to eliminate trip hazards, improve public safety, and reduce liability. The contract for the 2022 Concrete Sawcutting Program was bid through a public process in accordance with the Village Code. Murphy Construction Services, LLC is the low bidder, with a bid amount of \$60,600. Murphy Construction Services, LLC recently acquired Safety Services & Assessments, LLC, which was the company that was awarded the contract for this work in 2021. Safety Services & Assessments, LLC
- b. satisfactorily performed the work for the 2021 contract and Murphy Construction Services, LLC has indicated its intent to keep the same management team for this contract.

Trustee Witko said the Village budgeted \$90,000 for this work. Murphy Construction Service LLC's bid is based upon unit pricing and the final price of the contract will be based upon the number of units the Village determines to be in its best interests up to \$90,000. This contract must conform to the requirements of the Prevailing Wage Act.

- c. Trustee Witko moved, seconded by Trustee Minx, to approve Resolution 22-25.

**Motion passed: 6 ayes, 0 nays.**

Tr. Grear	<u>aye</u>	Tr. Khan	<u>aye</u>	Tr. Minx	<u>aye</u>
Tr. Thill	<u>aye</u>	Tr. Travis	<u>aye</u>	Tr. Witko	<u>aye</u>

Trustee Thill asked Director of Public Works Joe Dahm if this contractor will also be laying concrete. Mr. Dahm said, no, that's a different contract and a different contractor.

XIII.

**OTHER BUSINESS**

NONE

XIV.

**WARRANTS**

Trustee Grear presented the Warrant Register for May 9, 2022 in the amount of \$469,176.13. He moved to approve this evening's Warrant Register as presented, seconded by Trustee Minx.

**Motion passed: 6 ayes, 0 nays.**

Tr. Grear      aye  
Tr. Thill      aye

Tr. Khan      aye  
Tr. Travis      aye

Tr. Minx      aye  
Tr. Witko      aye

XV.

**RESIDENTS' COMMENTS**

**Ruldolf Vilk, 7508 Emerson**, appeared before the Board to ask that each Board member respond in writing to his questions. He claimed the Village has been "robbing" him on his water bill, and that Corporation Counsel Liston "pressured him" to pay for a Village sticker for a vehicle he does not use. Mr. Vilk said the contract with the City of Chicago the Village had for water in the past saw the prices increase from \$6 per 1,000 gallons to \$10 per 1,000 gallons, adding he hoped that the new contract with Evanston wouldn't see price increases like that. Mr. Vilk said that Village Administrator Czerwinski had said the new contract with Evanston would save Morton Grove residents \$1M dollars, but when asked if any of that was actually going to the residents, he was told that it was being used to repair water mains and sewer infrastructure. Mr. Vilk's speaking time ran out and the Board moved to adjourn the meeting (see below).

XVI.

**ADJOURNMENT**

There being no further business before the Board, Trustee Minx moved to adjourn the meeting, seconded by Trustee Thill. **Motion passed unanimously via voice vote.**

The meeting adjourned at 7:39 p.m.

PASSED this 23rd day of May, 2022.

Trustee Grear	_____
Trustee Khan	_____
Trustee Minx	_____
Trustee Thill	_____
Trustee Travis	_____
Trustee Witko	_____

APPROVED by me this 23rd day of May, 2022.

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Daniel P. DiMaria, Village President  
Board of Trustees, Morton Grove, Illinois

APPROVED and FILED in my office this 24th day of May, 2022.

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Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove, Cook County, Illinois

Minutes by Teresa Cousar

## Legislative Summary

### **Ordinance 22-09**

**AMENDING TITLE 9 ENTITLED FIRE PREVENTION AND PROTECTION,  
TITLE 10, ENTITLED BUILDING AND CONSTRUCTION REGULATIONS,  
CHAPTERS 1, ENTITLED BUILDING CODE,  
CHAPTER 2 ENTITLED ELECTRICAL REGULATIONS,  
CHAPTER 4 ENTITLED ELEVATOR REGULATIONS,  
CHAPTER 5 ENTITLED PROPERTY MAINTENANCE REGULATIONS,  
CHAPTER 6 ENTITLED FALLOUT SHELTERS,  
CHAPTER 7 ENTITLED BUILDING ADDRESS REGULATIONS,  
TITLE 1 ENTITLED ADMINISTRATION, CHAPTER 4 ENTITLED PENALTIES, AND TITLE 1  
ENTITLED ADMINISTRATION, CHAPTER 11 ENTITLED FEES  
OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE**

<b>Introduction:</b>	May 23, 2022
<b>Purpose:</b>	To approve amendments to Title 1, Title 9, and Title 10 of the Village Code to incorporate updated versions of model Codes for the Fire Department and the Building and Inspectional Services Department
<b>Background:</b>	The Village Code incorporates by reference numerous model Codes including the International Fire Code, applicable codes, and standards of the National Fire Protection Association (NFPA), the International Building Code (IBC), the International Residential Code (IRC), the International Existing Building Code, the International Fuel Gas Code, the International Mechanical Code, and the International Energy Conservation Code. From time to time these model codes are updated by its national associations. Village staff has completed a comprehensive review of these updated model codes to determine which versions and parts of these codes should be adopted by the Village in their original form or amended to meet Village needs and standards. As a result of this review Staff has recommended Title 9 entitled "Fire Prevention and Protection" be amended in its entirety, and the following chapters of Title 10, entitled Building and Construction Regulations be amended: Chapters 1, entitled Building Code, Chapter 2 entitled Electrical Regulations, Chapter 4 entitled Elevator Regulations, Chapter 5 entitled Property Maintenance Regulations, Chapter 6 entitled Fallout Shelters, and Chapter 7 entitled Building Address Regulations. This ordinance will also amend Title 1 entitled Administration, Chapter 4 entitled Penalties and Title 1 entitled Administration, Chapter 11 entitled Fees to update the penalties and fees for the revised Code sections.
<b>Programs, Dept's, Groups Affected</b>	Administration, Fire, Building and Inspectional Services
<b>Fiscal Impact:</b>	N/A
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The Village Code will be updated, and the Amendments will be implemented by staff as part of their normal work activities.
<b>Administrative Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	June 13, 2022
<b>Special Considerations or Requirements:</b>	None

Prepared and Submitted by - Ralph Czerwinski, Village Administrator

Reviewed by - Teresa Hoffman Liston, Corporation Counsel

Prepared and Reviewed by - James English, Building and Inspectional Services Manager

Prepared and Reviewed by - Ralph Ensign Fire Chief



## **ORDINANCE 22-09**

**AMENDING TITLE 9 ENTITLED FIRE PREVENTION AND PROTECTION,  
TITLE 10, ENTITLED BUILDING AND CONSTRUCTION REGULATIONS,  
CHAPTERS 1, ENTITLED BUILDING CODE,  
CHAPTER 2 ENTITLED ELECTRICAL REGULATIONS,  
CHAPTER 4 ENTITLED ELEVATOR REGULATIONS,  
CHAPTER 5 ENTITLED PROPERTY MAINTENANCE REGULATIONS,  
CHAPTER 6 ENTITLED FALLOUT SHELTERS,  
CHAPTER 7 ENTITLED BUILDING ADDRESS REGULATIONS,  
TITLE 1 ENTITLED ADMINISTRATION, CHAPTER 4 ENTITLED PENALTIES, AND  
TITLE 1 ENTITLED ADMINISTRATION, CHAPTER 11 ENTITLED FEES  
OF THE MUNICIPAL CODE OF THE VILLAGE OF MORTON GROVE**

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois is a home rule unit of government under the provisions of Article 7 of the Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax and incur debt; and

WHEREAS, Village staff continuously reviews and proposes updates to the Village Board to ensure the Code remains contemporary and adequately addresses the needs of the community; and

WHEREAS, the Village Administrator has proposed substantial changes to Title 9 entitled Fire Prevention and Protection, Title 10 entitled Building and Construction, Chapters 1,2,4,5,6, and 7, Title 1 entitled Administration, Chapter 4 entitled Fees, and Title 1 entitled Administration, Chapter 11 entitled Fees of the Municipal Code of the Village of Morton Grove; and

WHEREAS, in order to keep the Municipal Code current and in order to protect and preserve the health, safety, and welfare of persons within the Village of Morton Grove, it is reasonable, appropriate, and necessary to update the Municipal Code pursuant to this ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance as though fully set forth herein thereby making the findings as hereinabove set forth.

SECTION 2: Title 9 entitled "Fire Prevention and Protection" of the Municipal Code of the Village of Morton Grove is hereby amended in its entirety to read as follows:

## **Title 9 FIRE PREVENTION AND PROTECTION**

### **Chapter 9-1 FIRE PREVENTION REGULATIONS AND CODES**

### **Chapter 9-2 FLAMMABLES AND EXPLOSIVES**

### **Chapter 9-3 HAZARDOUS MATERIALS**

### **Chapter 9-4 NON-FIRE SUPPRESSION FEES**

### **Chapter 9-5 PENALTIES**

## **CHAPTER 9-1 FIRE PREVENTION REGULATIONS AND CODES**

### **9-1-1: CODES ADOPTED**

### **9-1-2: AMENDMENTS AND ADDITIONAL REQUIREMENTS**

### **9-1-3: INTERFERENCE WITH FIRE DEPARTMENT PROHIBITED**

### **9-1-4: REMOVAL OF PROPERTY**

### **9-1-5: SALE OF CHRISTMAS TREES**

**9-1-1: CODES ADOPTED** There is hereby adopted by the Village, for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, those certain specific codes, and all appendices to them, known as:

- A. The International Fire Code (IFC), 2018 Edition.
- B. The Building Code as adopted under section 10-1-1 of this code.
- C. The National Fire Protection Association (NFPA); NFPA 101- Life Safety Code, 2015 edition.
- D. The codes and standards of the National Fire Protection Association (NFPA) as specified in Chapter 80 of the IFC, 2018 Edition as amended by this Code.
- E. The specified codes and standards, along with their related appendices, are hereby incorporated by reference and shall be applicable and controlling within the corporate limits of the Village. In cases where there are conflicts between said codes and/or standards the more stringent code and/or standard, as determined by the fire chief, or his designee, shall apply.
- F. Additional Measures: Nothing herein adopted shall prevent the fire chief or designee from requiring additional fire prevention, fire protection, and/or life safety measures from being mandated, should the fire chief, or his designee, reasonably believe that such additional measures are necessary.

### **9-1-2: AMENDMENTS AND ADDITIONAL REQUIREMENTS**

- A. Amendments to the International Fire Code: The following sections are hereby amended:
  1. Section 101.1 Title. Amended to read as follows: "These regulations shall be known as the Fire Code of the Village of Morton Grove, Cook County, Illinois (the "Village") hereinafter referred to as 'this code.'"
  2. Section 102.1 Amend to add the following: Construction and Design Provisions. The construction and design provisions of this code shall apply to:

5. Whenever a physical change is made to a structure for which a building or remodeling permit is required, or a change of the type of occupancy occurs which, in the opinion of the fire code official, creates a greater hazard to public safety or welfare, such property shall be brought into compliance with all codes adopted by the Village relative to the protection of health, safety and welfare.

3. Section 102.7. Referenced codes and standards. Amended to read as follows: “The codes and standards referenced in this code shall be those that are listed in Chapter 80 of this code and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. The following codes and standards are not adopted by reference and thus are not considered part of the requirements of this code.

IPC 2018 International Plumbing Code  
IWUIC 2018 International Wildland-Urban Interface Code”

4. Section 109 Board of Appeals - Deleted in its entirety
5. Section 111.4 Abatement. Amended to read as follows: The owner, the owner’s authorized agent, operator or occupant of a building or premises deemed unsafe by the fire code official and/or the building code official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition, or other approved corrective action.
6. Section 202 Definitions. Amended by adding the following definition: “
- a. Consumer Novelties. Consumer novelties shall mean: (i) snakes, glow worm pellets, smoke devices, trick snappers, trick matches, cigarette loads, auto burglar alarms, toy pistols, toy canes, toy guns, and other devices in which paper or plastic caps containing 0.25 grains or less of explosive compound are used, provided they are constructed so that the hand cannot come in contact with the cap when in place for the explosion, and (ii) toy pistol paper or plastic caps which contain less than 0.25 grains of explosive mixture.”
  - b. Section 202 Definitions – Fire Alarm Control Unit. Amended to read as follows: “Fire Alarm Control Unit. A system component that receives inputs from automatic and manual fire alarm devices and may be capable of supplying power to detection devices and transponders or off-premises transmitters. The control unit is capable of providing a transfer of power to the notification appliances and transfer of conditions to relays or devices. The control unit shall be used for the fire alarm only.”
  - c. Section 202 General Definitions. Miscellaneous Group U. Amended to read as follows: Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed,

equipped, and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Based on the fire and life hazard, Group U may include, but not be limited to, the following:

- Agricultural buildings
- Aircraft hangar, accessory to a one- or two-family residence (see Section 412.4 of the International Building Code)
- Barns
- Carports
- Communication equipment structures with a gross floor area of less than 1,500 square feet (139 m<sup>2</sup>)
- Fences more than 6 feet (1829 mm) high
- Grain silos, accessory to a residential occupancy
- Livestock shelters
- Private garages
- Retaining walls
- Sheds
- Stables
- Tanks
- Towers

7. Section 307.4.2 Recreational Fires amended to read as follows: Recreational fires shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition. Site-built fire pits must have a spark arresting screen.
8. Section 307.4.3 Portable Outdoor Fireplaces amended by deleting the exception.
9. Section 311.2.2 Vacant premises fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times. Amended by deleting the exception.
10. Section 505.1 Address identification. Amended to read as follows: “New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the public right of way. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals of at least 6 inches (152 mm) in height with one inch (25 mm) stroke. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.”
11. Section 506.1 Where required (Key boxes). Amended to read as follows: “All buildings, structures or tenant spaces equipped with a fire alarm or fire suppression system shall provide a fire department Knox box on entrances to the building, structure or tenant space as determined by the fire code official. The box shall

contain keys to allow fire department entry in the event of fire alarm activation or an emergency. The fire code official may also require a fire department Knox box if access to the building, structure or area is unduly difficult. All fire department key boxes, location of the Knox boxes, and the number of key boxes required shall be approved by the fire official. The Knox box shall be mounted at a height of five feet six inches (5' 6") above the finished grade. The key box shall contain keys to gain access as required by the fire code official."

12. Section 507.1.1 Amended by adding a new subsection: "Significant Changes in an Existing Structure" Significant changes in an existing structure or where there is a change in existing conditions, or site plan, that may have a significant effect on firefighting tactics, as determined by the fire chief, or his designee, shall be required to alter, relocate, add, and/or improve the existing water distribution system, as prescribed by the fire chief or his designee.

13. Section 507.5.1 Amended by modifying the subsection: "Where Required." Where a portion of the facility or building hereafter constructed, modified, or moved into or within the jurisdiction is more than 200 feet (61 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and looped mains shall be provided where required by the fire code official.

Exceptions:

1. For group R-3 and group U occupancies, the distance requirement shall be 400 feet (122 m).
  2. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 400 feet (122 m).
14. Section 507.5.1.1 Amended by modifying the subsection: Hydrant for Standpipe System. An approved fire hydrant on a looped main shall be located at least 50 feet (15250 mm) away from but no further than 100 feet (30500 mm) away from the fire department connection of a building equipped with an automatic fire sprinkler system. The Fire Chief or designee may provide relief from this requirement if deemed necessary. Fire hydrants shall be of a type approved by the fire department. All fire hydrants, valves, and water mains shall be installed in accordance with the requirements of the water department.
  15. Section 507.5.1.2 Amended by adding a new subsection: Hydrant for construction sites. Buildings hereafter constructed, modified, or demolished shall have a clear, unobstructed access to at least one (1) active fire hydrant within 300 feet (91,440 mm) as measured along the fire apparatus access road, prior to commencing construction/demolition.
  16. Section 507.5.2 Inspection, testing and maintenance. (Fire Hydrant Systems) Amended by adding a new subsection, 507.5.2.1 Maintenance – Required documentation, which reads as follows: "All required documentation regarding the design and procedures for maintenance, inspection, and testing of fire hydrant systems, including fire protection submittal documents, shall be maintained in a secured location on the premises approved by the code official for the life of the fire

protection systems. Ongoing system test reports and documentation required per NFPA must be submitted to and through the Village's third-party contractor fire protection testing portal or per the fire chief or designee."

17. Section 901.4.6 Pump and Riser Room Size. Amended to read as follows: "A room containing the automatic fire sprinkler system riser valve and/or a fire pump shall be provided in new buildings or additions to buildings with new or existing fire sprinklers. Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working room around stationary equipment. Clearance around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair, or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment."
18. Section 901.4.6.1 Access. Amended to read as follows: "Rooms or spaces containing an automatic sprinkler system riser valve and/or a fire pump shall be provided with direct access from the exterior of the building or structure. Access shall be provided by a key storage box with door keys as determined by the fire chief or designee."
19. Section 901.6 Inspections, testing and maintenance. Amended by adding a new subsection, 901.6.3.2 Inspection, testing and maintenance documentation routing. Which reads as follows: "Ongoing system test reports and documentation required per NFPA must be submitted to and through the Village's third-party contractor fire protection testing portal or per the fire chief or designee ."
20. Section 903.2 Where required. Amended to read as follows: "Section 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures and additions to buildings currently equipped with sprinklers shall comply with Section 903.2.1 as amended below. Retrofitting of sprinklers in existing buildings shall comply with section 903.6 as amended."
21. Sections 903.2.1 through 903.2.11 Where required. Deleted in their entirety.
22. Section 903.2 Where required. Amended by adding a new subsection. 903.2.1 New construction and additions to existing sprinklered buildings which reads as follows: "Approved automatic fire sprinkler systems shall be installed in all new and additions to existing fire sprinklered buildings regardless of materials used in construction and / or use group classification. This requirement also applies to Assembly use occupancies on roofs, and enclosed A-5 Use spaces under

grandstands or bleachers. Automatic fire suppression systems shall comply with all applicable NFPA Standards as determined by the fire chief or designee.

Exceptions:

- a. Detached accessory building with an intended use that is incidental to that primary building on the same lot of record as a detached one-family dwelling. Detached accessory buildings shall include, but not be limited to, detached garages, storage sheds, and animal habitats.
- b. Detached accessory buildings with an intended use that is incidental to that of the primary building on the same lot of record where the primary building is classified as a Use Group B, F, I, M, S, and U that are less than 250 square feet in size. This exception shall not apply if the horizontal separation between the accessory building is less than 25 feet from any other building or accessory building and/or structure is used for the following hazardous materials:
  - i. Flammable and/or combustible liquids classified as Class 1A, 1B, 1C, and 111A and if the combined quantity exceeds 30 gallons.
  - ii. Flammable gas if the quantity exceeds 10 gallons and/or 333 cubic feet of gas.
  - iii. Corrosives.
  - iv. Toxic agents.
  - v. Oxidizers classified as Class 2, 3, or 4. Class 1 oxidizers shall not exceed 100 gallons and/or 1,000 pounds.
  - vi. Unstable/reactives.
  - vii. Water reactives if the quantity exceeds 100 gallons and/or 1,000 pounds.
  - viii. Pyrophoric materials (All classifications).
  - ix. Organic peroxides (All classifications).
  - x. Explosives (All classifications).
- c. Picnic shelters, gazebos, pergolas, and detached public restroom facilities with a minimum horizontal separation of 25 feet from all other buildings. This exception shall not apply if the picnic shelter, gazebo, pergola, or detached public restroom is equipped with a permanent heat-producing appliance that utilizes natural gas and/or propane as a fuel supply or if the detached public restroom facility exceeds a total of 400 square feet in size.
- d. In telecommunications equipment buildings, a manual dry fire suppression system shall be installed in those spaces or areas equipped exclusively for telecommunications equipment, association electrical power distribution equipment, batteries and standby engines provided that those spaces or areas are equipped throughout with an automatic fire detection system in accordance with Section 907 and are separated from the remainder of the building by not less than one-hour fire barriers constructed in accordance with Section 707 or not less than two-hour

horizontal assemblies constructed in accordance with Section 711, or both. “

23. Section 903.2.12 During construction. Renumbered as Section 903.2.2.
24. Section 903.3.1.3 NFPA13 D sprinkler systems. Amended by adding a new subsection, 903.3.1.3.1 Additional requirements, which reads as follows: “NFPA 13D fire sprinkler systems shall have dry head coverage in the garage. CPVC shall not be permitted to be exposed.”
25. Section 903.3.5 Water supplies. Amended to read as follows: “Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1 of this code. Each fire sprinkler system shall be connected to and supplied by the Village water distribution system. This connection shall be designed and installed in accordance with all applicable Village health code requirements and in compliance with the Morton Grove Department of Public Works standards. The potable water supply shall be protected against backflow in accordance with the requirements of this section and Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”). For connections to public water systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official. See Section 903.3.5.3 for low water pressure factor. Hydrant flow data used for the design of any sprinkler system shall be no more than one (1) year old or as determined by the fire chief or designee.”
26. Section 903.3.5. Water supplies. Amended by adding a new subsection, 903.3.5.3 Low water pressure factor, which reads as follows: “Provide a minimum ten percent (10%), but not less than five (5) psi, safety factor in the fire protection system hydraulic calculation. The system demand shall be a minimum 5 psi below the annual water flow test supply.”
27. Section 903.4.2 Alarms. Amended by adding a new subsection, 903.4.2.1 to read: All automatic fire extinguishing systems shall be connected to, and monitored by automatically sending distinctly different alarm, supervisory and trouble signals to the fire department communications center in a manner approved by the fire chief or his designee.
28. Section 903.4.2 Alarms. Amended by adding a new subsection, 903.4.2.2 Additional alarm location, which reads as follows: “In addition to a ten (10) inch bell, a weatherproof visual strobe activated by general alarm conditions shall be provided on the exterior of the building or structure and located over the fire department connection and above the required bell or in a location approved by the Fire Chief or designee.”
29. Section 903.4.2 Alarms. Amended by adding a new subsection Sec. 903.4.2.3



Alarm Notification for Single Family Dwellings, which reads as follows: A weatherproof audio-visual device shall be installed on the exterior of the structure in an approved location as part of the fire suppression system. The audio-visual device will indicate which unit is in alarm. Audio visual devices are also required inside the individual unit and should provide proper coverage per NFPA 72.

30. Section 903.4.2 Alarms. Amended by adding a new subsection Sec. 903.4.2.4 Alarm Notification for Multi-Family, Attached Single Family, or Townhome Structures which reads as follows: A weatherproof audio-visual device shall be installed on the exterior of the structure in an approved location as part of the fire suppression system. The audio-visual device will indicate which unit is in alarm. Audio visual devices are also required inside the individual unit and should provide proper coverage per NFPA 72. The exterior and interior audio-visual device for the affected unit shall activate upon water flow and/or tamper alarm activation.
31. Section 903.4.2 Alarms. Amended by adding a new subsection, 903.4.2.5 Location, which reads as follows: “Alarm notification shall be provided throughout fire-sprinklered buildings with audible and visual appliances and located per NFPA 72.”
32. Section 903.4.3 Floor control valves. Amended to read as follows: “Approved supervised indicating control valve assemblies with flow switches shall be provided at the point of connection to the riser on each floor of the building or structure. Control valves shall be accessible at all times and located no more than six (6) feet above the finish floor”
33. Section 903.4.3 Floor Control Valves: Amended by adding a new subsection Section 903.4.3.1 Attached Single Family or Townhome Structures which reads as follows: When an automatic fire suppression system is installed in a new or existing multi-family residential, attached single family, or townhome structure, each unit shall have its own sprinkler supply line off the sprinkler main with its own water flow switch and control valve that is protected with a tamper switch.
34. Section 903.5 Testing and maintenance. Amended by adding a new subsection, 903.5.1 Access, which reads as follows: “Fire sprinkler systems’ inspection test valves shall be accessible at all times and located no more than six (6) feet above the finished floor surface. On multiple riser systems test valves shall be clearly identified in permanent marking as to the riser and area served.”
35. Section 903.5 Testing and maintenance (Automatic Sprinkler Systems). Amended by adding a new subsection, 903.5.2 Required documentation. which reads as follows: “Inspection, testing and maintenance shall be performed in accordance with NFPA 25. All required documentation regarding the design and procedures for maintenance, inspection, and testing of fire protection systems, including fire protection submittal documents, shall be maintained in a secured location on the

premises approved by the code official for the life of the fire protection systems or per the fire chief or designee. Ongoing system test reports and documentation required per NFPA must be submitted to and through the Village's third-party contractor fire protection testing portal or per the Fire Chief or designee."

36. Section 903.6 Where required in existing buildings and structures. Amended to read as follows: Section 903.6 Where required in existing buildings and structures. Where addition, alterations or remodeling exceed 50% of the replacement cost of the structure within a three year period or any significant physical change, as determined by the building commissioner and the fire chief, or their designees to an existing structure, shall not be made except in conformity with all adopted Village Codes and an approved automatic fire sprinkler systems shall be installed per the following thresholds or as determined per the International Existing Building Code 2018. For the purpose of this article, replacement costs shall be determined by the latest building valuation data published by the International Code Council or based on the architect's submittal and in either case Building Commissioner's review.

Use group R-2 structures (condominiums/ apartments):

An automatic fire suppression system shall be provided throughout all multiple family buildings containing two or more dwelling units in accordance with NFPA 13R 2016 Edition: Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes.

Use group R-3 structures (town homes):

An automatic fire suppression system shall be provided throughout all multiple family buildings containing two or more dwelling units in accordance with NFPA 13D 2016 Edition: Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes.

37. Section 903 Automatic Sprinkler Systems. Amended by adding a new subsection, 903.7. Fire pump test header, which reads as follows: "Automatic sprinkler systems that are equipped with an approved fire pump shall be provided with an OS&Y (or approved equal) control valve on the fire pump test header(s). Fire pump installations shall include an exterior test header."
38. Section 903 Automatic Sprinkler Systems. Amended by adding a new subsection, 903.8 Warehouse storage, which reads as follows: "A two and one-half (2 ½) inch fire hose valve with a one and one-half (1 ½) inch reducer to a one and one-half (1 ½) inch connection shall be provided at each means of egress to warehouse storage areas greater than 20,000 square feet in which storage exceeds twelve (12) feet in height. The two and one-half (2½) inch fire hose valve(s) shall be installed on a separate riser piping system and shall be provided with a four (4) inch water supply main and two and one-half (2 ½) inch water supplies. Each two and one-half (2 ½)

inch fire hose valve shall be installed so no distance from the nearest two and one-half (2 ½) inch fire hose valve is greater than 120 feet. With all fitting threads being National Standard Thread (NST)”

39. Section 904.4 Inspection and testing. (Alternative Automatic Fire Extinguishing Systems) Amended by adding a new subsection, 904.4.4 Maintenance Testing and inspections – Required documentation, which reads as follows: “All required documentation regarding the design and procedures for maintenance, inspection, and testing of fire protection systems, including fire protection submittal documents, shall be maintained in a secured location on the premises approved by the code official for the life of the fire protection systems. Ongoing system test reports and documentation required per NFPA must be submitted to and through the Village’s third-party contractor fire protection testing portal or per Fire Chief or designee.”
40. Section 905 Standpipe Systems. Amended by renumbering existing sections 905.3.1 through 905.3.8 to 905.3.2 through 905.3.9
41. Section 905 Standpipe Systems. Amended by adding a new subsection, 905.3.1 Three story buildings or buildings over 150 ft. in any footprint dimension, which reads as follows: “Any building that has two (2) stories or more above lowest level of fire department access, and/ or has any horizontal dimension exceeding 150 feet between exterior walls, or at the discretion of the fire chief or designee shall be equipped with an automatic standpipe system designed and installed in accordance with NFPA standard 14 for Class 1 automatic standpipe and hose systems as defined therein. A fire pump is required. Manual and Dry standpipe systems are prohibited unless written approval is received from the Fire Code Official or his /her designee as arranged prior to construction permit issuance of the fire sprinkler system. The maximum distance from any remote location on any floor to a hose valve connection shall be 150 ft. ”
42. Section 907.1 General. (Fire Alarm and Detection Systems). Amended Section 907.1 General, to read as follows: “This section covers the application, installation, performance and maintenance of the fire alarm systems and their components in new and existing buildings and structures.”
43. Section 907.2 Where required – new buildings and structures. Deleted in its entirety and replaced with the following, 907.2 Where required– New and existing structures and buildings: “An approved manual, automatic or combination manual and automatic fire alarm monitored system in accordance with the provision of this code and NFPA 72 shall be provided in new and existing buildings and structures in all use groups.

Exceptions:

1. Single-family, but not Group Homes (R-4 Use Group).
  2. In existing residential multi-family use groups, initiating and notification devices required by NFPA 72 may be omitted from within the dwelling unit provided that such devices located within the adjacent common areas “outside the dwelling unit” shall provide an audible level acceptable to the fire code official.”
44. 907.2.1 Fire alarm and detection systems – requirement. All fire alarm control panels shall be of the addressable type only. Conventional zone panels are not permitted. All fire alarm junction boxes, covers, and conduits shall be red in color. Fire alarm junction box covers shall be identified as "FIRE ALARM" in a contrasting color. Fire alarm wire shall be attached to structural members by the use of bridle rings or loops. Fire Alarm Control Units and full function remote annunciators shall be accessed with a key and no other method, including codes.
45. 907.2.2 Fire alarm and detection systems – Group I occupancies. A manual fire alarm system shall be installed in Group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in accordance with Sections 907.2.2.1, 907.2.2.2, and 907.2.2.3 of this code. The alarm system shall be designed based on the actual operational use proposed for the occupants and not based on any presumed/ assigned use by the designer for building construction height/ area requirements per Mixed Use chapters of the code.

Exception: Manual fire alarm boxes in resident or patient sleeping areas of Group I-1 and I-2 occupancies shall not be required at exits if located at all nurse’s control stations or other constantly attended staff locations, provided such stations are visible and provided with ready access and that travel distances required in Section 903.7.4.2.1 of this code are not exceeded.

46. 907.2.2.1 Group I-1. Corridors, habitable spaces other than sleeping units and kitchens and waiting areas that are open to corridors shall be equipped with an automatic smoke detection system.

Exceptions:

1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system.
2. Smoke detection is not required for exterior balconies.

47. 907.2.2.2 Group I-2. Corridors in nursing homes (both intermediate care and skilled nursing facilities), detoxification facilities and spaces permitted to be open to the corridors by Section 407.2 of the IBC shall be equipped with an automatic fire detection system. Hospital shall be equipped with smoke detection where permitted to be open to the corridor per Section 407.2 IBC.

Exceptions:

1. Corridor smoke detection is not required in smoke compartments that contain patient sleeping units where patient sleeping units are provided with smoke detectors that comply with UL268. Such detectors shall be

provided a visual display on the corridor side of each patient sleeping unit and an audible and visual alarm at the nursing station attending each unit.

2. Corridor smoke detection is not required in smoke compartments that contain patient sleeping units where patient sleeping unit doors are equipped with automatic door-closing devices with integral smoke detectors on the unit sides installed in accordance with their listing, provided that the integral detectors perform the required alerting function.
48. 907.2.2.3 Group I-3. Group I-3 occupancies shall be equipped with a manual and automatic fire alarm system installed for alerting staff.
49. 907.2.2.3.1 System initiation. Actuation of an automatic fire-extinguishing system, an automatic sprinkler system, a manual fire alarm box or a fire detector shall initiate an approved fire alarm signal which automatically notifies staff. Pre-signal systems shall not be used.
50. 907.2.2.3.2 Manual fire alarm boxes. Manual fire alarm boxes are not required to be located in accordance with Section 907.3 of this code where the fire alarm boxes are provided at staff-attended locations having direct supervision over areas where manual fire alarm boxes have been omitted. Manual fire alarm boxes shall be permitted to be locked in areas occupied by detainees, provided that staff members are present within the subject area and have keys readily available to operate the manual fire alarm boxes.
51. 907.2.2.3.3 Smoke detectors. An approved automatic smoke detection system shall be installed throughout resident housing areas, including sleeping units and contiguous day rooms, group activity spaces and other common spaces normally accessible to residents.
- Exceptions:
1. Other approved smoke detection arrangements providing equivalent protection including, but not limited to placing detectors in exhaust ducts from cells or behind protective guards listed for the purpose, are allowed when necessary to prevent damage or tampering.
  2. Sleeping units in Use Condition 2 and 3 as described in Section 308.
  3. Smoke detectors are not required in sleeping units with four or fewer occupants in smoke compartments that are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
52. 907.2.3 Automatic fire detection system required. An approved, complete automatic fire detection system shall be installed in all use groups, not provided with an automatic sprinkler system, and in accordance with NFPA 72. Devices, combination of devices, appliances, and equipment shall comply with Section 907.1 of this code. The automatic fire detectors shall be smoke detectors, except that an

approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to activate a smoke detector. Smoke detector spacing shall meet the NFPA 72 requirements of heat detector spacing for ceiling heights over ten feet. Automatic fire alarm systems shall comply with the 2016 edition of the NFPA 72 Standard.

53. 907.2.4 Control panel locations. All fire alarm control panels or full function annunciator panels shall be installed within ten (10) feet of the main entrance, or in a location approved by the fire code official.”
54. Section 907.2.5 Fire department communication system. Where a wired communication system is approved in addition to an emergency responder radio coverage system in accordance with Section 510, the wired fire department communication system shall be designed and installed in accordance with NFPA 72 and shall operate between a fire command center complying with Section 508, elevators, elevator lobbies, emergency and standby power rooms, fire pump rooms, areas of refuge and inside interior exit stairways. The fire department communication device shall be provided at each floor level within the interior exit stairway.
55. Section 907.3 Fire safety functions. Amended to read as follows: “Automatic fire detectors utilized for the purpose of performing fire safety function shall be connected to the building’s fire alarm control panel where a fire alarm system is required by Section 907.2 of this code. Detectors shall, upon actuation, perform the intended function and activate the alarm notification appliances or a visible and audible supervisory signal at a constantly attended location. The detectors shall be located in accordance with Chapter 5 of NFPA 72. Multi-tenant Group M buildings will be activated by individual tenant space by the automatic sprinkler system flow switch for that space or an automatic fire detection system.”
56. Section 907.8.5 Inspection, testing and maintenance. (Fire Alarm and Detection Systems) Amended by adding a new subsection, 907.8.5.1 Inspections, Testing and Maintenance – Required documentation, which reads as follows: “All required documentation regarding the design and procedures for maintenance, inspection, and testing of fire protection systems, including fire protection submittal documents, shall be maintained in a secured location on the premises approved by the code official for the life of the fire protection systems. Ongoing system test reports and documentation required per NFPA must be submitted to and through the Village’s third-party contractor fire protection testing portal or per the fire chief or designee.”
57. Section 907.9 Where required in existing buildings and structures. (Fire Alarm and Detection Systems). Delete this section in its entirety. See Amendment No. 43 Section No. 907.2 for requirements for existing buildings and structures.
58. Section 909.20 Maintenance. (Smoke Control System) Amended by adding a new

subsection, 909.20.7 Maintenance – Required documentation, which reads as follows: “All required documentation regarding the design and procedures for maintenance, inspection, and testing of fire protection systems, including fire protection submittal documents, shall be maintained in a secured location on the premises approved by the code official for the life of the fire protection systems. Ongoing system test reports and documentation required per NFPA must be submitted to and through the Village’s third-party contractor fire protection testing portal or per the fire chief or designee.”

59. Section 912 Fire Department Connections. Amended by adding a new subsection, 912.1.1 Local fire department connections, which reads as follows: “All fire department connections shall be a four- (4) inch, non-swivel Storz connection located on the building wall, 24 inches to 42 inches above the finished grade.”
60. Section 912.3 Fire hose threads. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with fire department hose threads or four-inch Storz fittings.
61. Section 912.6 Backflow protection. The potable water supply to automatic sprinkler and standpipe systems shall be protected against backflow as required by the Illinois State Plumbing Code.
62. 912.7.1 Required documentation. All required documentation regarding the design and maintenance, inspection, and testing of fire department connections, including system submittal documents, shall be maintained in a secured location on the premises approved by the code official for the life of the fire department connection. Ongoing system test reports and documentation required per NFPA must be submitted to and through the Village’s third-party contractor fire protection testing portal or per the fire chief or designee.”
63. Section 913.5 Testing and Maintenance. (Fire Pump) Amended this section to read as follows: “Fire Pumps shall be tested and maintained in accordance with the requirements of NFPA 25. Records of inspections testing, and maintenance shall be maintained. All required documentation regarding the design and procedures for maintenance, inspection, and testing of fire protection systems, including fire protection submittal documents, shall be maintained in a secured location on the premises approved by the code official for the life of the fire protection systems. Ongoing system test reports and documentation required per NFPA must be submitted to and through the Village’s third-party contractor fire protection testing portal or per the fire chief or designee.”
64. Section 1008.2 Illumination required. Amended to read “The means of egress serving a room, or a space shall be illuminated at all times that the room or space is occupied. Emergency lighting shall be provided in all locations required by the fire code official, in all occupancies.  
Exceptions:
  - a) Occupancies in Group U.
  - b) Aisle accessways in Group A.

- c) Dwelling Units and sleeping units in Group R-1, R-2, and R-3.
- d) Sleeping units of Group I occupancies.”

65. Section 1008.3.3 Rooms and spaces (Emergency power for illumination). Amended by adding a new Line Number 6, which reads as follows: “6. All rooms containing the building sprinkler riser(s), and fire alarm control panel(s).”
66. Section 1009.6 Areas of refuge. Amended by adding a new subsection, 1009.6.6 Identification, which reads as follows: “Each door providing access to an area of refuge from an adjacent floor area shall be identified by a sign complying with ICC A117.1, stating: AREA OF REFUGE, and include the International Symbol of Accessibility. Where exit sign illumination is required by Section 1013.1 of this code, the area of refuge sign shall be internally illuminated. Additionally, tactile signage complying with ICC A117.1 shall be located at each door to an area of refuge.”
67. Section 1103.2 Emergency responder radio coverage in existing buildings. Amend by deleting item no. 1 and re-numbering number 2 to number 1.
68. Section 1009.2.1 Elevator Required. Amended to read as follows: “Passenger elevators required to be accessible by Title 71, Part 400 of the Illinois Administrative Code (the “Illinois Accessibility Code”) shall conform to ICC A117.1. and approved by the Fire Chief and Building Official or their designees”
69. Section 1009.2.1 Elevator Required. Amended by adding subsection 1009.2.1.1: Elevator car to accommodate ambulance stretcher. Which reads as follows: “Where elevators are provided, other than single-family residents, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with at least one dimension clear of the interior elevator rails at a dimension of 7 ft. (2134 mm) in the horizontal/level open position. If the elevator door is on the long side dimension it must be either left of right-side offset. If the elevator door is on the short side dimension, it may be either left side offset, centered or right-side offset. The elevator shall be identified by the international symbol for emergency medical services (star for life). The symbol shall not be less than 3 inches (76mm) in height and shall be placed inside on both sides of the hoistway door frame. Elevators shall be approved by the Fire Chief and Building Official or their designees.
70. Section 5601.1.3 Fireworks. Amended to read as follows: “The possession, manufacture, storage, sale, handling and use of fireworks are prohibited.  
Exceptions:
- 1. Storage and handling and use of fireworks at display sites in accordance with Sections 5604 and 5608.5 and NFPA 1123 or NFPA 1126 listed in Chapter 35 of the IBC.
  - 2. The retail sale of approved consumer novelties as defined in Section 202 of this code shall be permitted but only to persons 18 years of age or older. Retail sales shall be permitted only in buildings equipped with approved automatic sprinkler systems. The display of consumer novelties in a building



shall be separated from all exit doors by a minimum distance of 20 feet or as approved in advance in writing by the fire code official. The sale of consumer novelties shall not be permitted at any building or on any property where flammable or combustible liquids or gases are sold or dispensed.”

71. Section 5601.1.3 Fireworks. Amended by adding a new subsection, 5601.1.3.1. Penalties for possession, which reads as follows: “Any person, firm, corporation, or entity that violates any provision of Section 5601.1.3 of this code shall be subject to penalties in accordance with title 1, chapter 4 of this code.”
72. Section 5601.2.2 Sales and retail display. Amend this subsection by adding the following sentence to the end of the paragraph: “It shall be unlawful to display, sell, store, or advertise for sale any Class 1.3G or 1.4G fireworks within the Village of Morton Grove.”
73. Section 5608.2.1 Outdoor fireworks displays. Amended to read as follows:  
“Permit applications for outdoor fireworks displays using Division 1.3G fireworks shall include a diagram of the location at which the display will be conducted, including the site from which fireworks will be discharged; the location of buildings, highways, overhead obstructions and utilities; and the lines behind which the audience will be restrained. All outdoor fireworks displays shall be electronically fired using approved electronic firing units and approved mortar racks. All outdoor fireworks displays shall comply with the provisions of the Fireworks Regulation Act of Illinois, 425 ILCS 30/1, et seq., and the Pyrotechnic Distributor and Operator Licensing Act, 225 ILCS 227/1, et seq.”
74. Chapter 80 – Referenced Standards. The text under the heading “NFPA” is amended to read as follows: “Pursuant to the Village’s home rule authority, the National Fire Protection Association (NFPA) Codes and Standards that are referenced in Chapter 80 of this code are adopted in their entirety. Also adopted is the most current version of all other NFPA codes and standards that pertain to fire prevention, fire protection systems, and life safety as determined by the Building Official, Fire Chief or designee. The standards of the NFPA not referenced in the adopted codes shall be applied only as advisory in nature to the Fire Chief to assist in the administration of the Fire Department.
75. Appendices. The following appendices are adopted in their entirety - If there is a discrepancy between the code and the appendix, the code will govern:
  - Appendix B: Fire-Flow Requirements for Buildings
  - Appendix C: Fire Hydrant Locations and Distribution
  - Appendix D: Fire Apparatus Access Roads Amended as follows:
    - D102.1 **Access and Loading.** Facilities, buildings, or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus up to 75,000 pounds (34 050 kg). or as approved by the Fire Chief and Village Engineer.
    - D103.1 **Access Road Width with a Hydrant.** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be

24 feet (7315 mm) exclusive of shoulders.

D103.2 **Grade.** Fire apparatus access roads shall not exceed 8 percent in grade.

**Exception:** Grades steeper than 8 percent as approved by the Fire Chief and Village Engineer.

D103.4 **Dead Ends.**

Dead end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with width and turnaround provisions in accordance with the Village of Morton Grove's unified development code, chapter 9 Accessways and not table D103.4 or figure D103.1 of Appendix D.

Appendix E: Hazard Categories

Appendix F: Hazard Ranking

Appendix G: Cryogenic Fluids – Weight and Volume Equivalents

Appendix H: Hazardous Materials Management Plan (HMMP) and  
Hazardous Material Inventory Statement (HMIS) Instructions

Appendix I: Fire Protection Systems – Non-Compliant Conditions

Appendix K: Construction Requirements for Existing Ambulatory Care  
Facilities

Appendix N: Indoor Trade Shows and Exhibitions

B. NFPA 101 - Life Safety Code: The following sections are amended:

1. High Rise Buildings

All existing high-rise buildings, as defined in NFPA 101, Life Safety Code (all applicable Sections), shall comply with the sprinkler requirements prescribed in the 2000 edition of NFPA 101, Life Safety Code.

2. Assembly Occupancies

All existing assembly occupancies, as defined in NFPA 101 (Chapter 13), shall comply with the sprinkler requirements prescribed in the 2000 edition of NFPA 101, Life Safety Code.

3. One- and Two-Family Dwellings

MODIFY 24.3.5\* Extinguishment Requirements.

24.3.5.1 All new two-family dwellings shall be protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.2.

4. Mixed Occupancies

All existing mixed occupancies, as defined by NFPA 101, Life Safety Code, shall, at minimum, continue to comply with the requirements of Section 6.1.14 of NFPA 101, Life Safety Code (2000).

**9-1-3: INTERFERENCE WITH FIRE DEPARTMENT PROHIBITED**

No person shall willfully hinder any officer, official, firefighter/paramedic, firefighter, or any other personnel of the fire department, while in the performance of his/her duties, or willfully, in any manner, destroy, damage, or deface any fire department equipment.

**9-1-4: REMOVAL OF PROPERTY**

No person, agent, or organization, other than an authorized member of the Morton Grove fire department, or an individual, agent, or organization specifically authorized by the fire chief or his designee, shall remove, or cause to be removed, any property or item from the scene of an incident, unless specific permission is granted from the fire chief or his designee. Unauthorized removal of said property or item shall be considered an offense and may be prosecuted to the fullest extent of the most applicable law or statute.

#### **9-1-5: SALE OF CHRISTMAS TREES**

No person shall conduct the sale of non-artificial Christmas trees from any type of enclosed building or shed.

### **Chapter 9-2 FLAMMABLES AND EXPLOSIVES**

#### **9-2-1: FLAMMABLE AND COMBUSTIBLE LIQUIDS**

#### **9-2-2: LIQUEFIED PETROLEUM GASES**

#### **9-2-3: EXPLOSIVES AND FIREWORKS**

### **9-2-1: FLAMMABLE AND COMBUSTIBLE LIQUIDS**

#### **A. Compliance Required.**

1. No person shall store, handle, or offer for sale any flammable or combustible liquids in violation of any provision of this article.
2. No person shall store, handle, or offer for sale any flammable or combustible liquid in violation of standards established in section 9-1-1 of this title.
3. All storage tanks, aboveground storage tanks and underground storage tanks shall comply with all provisions and requirements of the office of the state fire marshal including issuance of a state permit.

**B. Enforcement.** It shall be the duty of the fire chief and of the building commissioner to see to the enforcement of the provisions of this article.

#### **C: Permits and Fees**

1. **Permit Required:** No person shall construct, install, enlarge or reline any tank, pump or piping equipment for the storage or handling of flammable or combustible liquids such as are defined in this article without having first obtained a permit. Application for such permit shall be made to the building commissioner and shall be accompanied by drawing(s) to scale showing the location as well as plans showing the type and nature of installation or alteration.
2. **Approval:** No such permit shall be issued until the building commissioner and fire chief have certified that the contemplated work fully complies with the ordinances of the Village.
3. **Fees:** The fees for such permits shall be set forth in Title 1, Chapter 11 of this Code.

#### **D. Use Restrictions**

1. **Within Buildings:** The mixing, storing or handling of class I liquids in open containers is prohibited in any building, except in the compounding of medicines and prescriptions in drug stores.
2. **In Starting Fires:** Flammable liquids shall not be used to start or kindle fires in stoves, furnaces or otherwise inside a building.

3. Fire To Be Kept Away: Flammable liquids shall always be kept away from fire and open flame; or open flame shall always be kept away from flammable liquids. (1969 Code § 92.050)
4. Pouring Into Sewer: No class I, II and III or solutions containing such liquids, shall be poured into any sewer or any drain which connects with a sewer system. (1969 Code § 92.035)

#### E. Storage and Container Regulations

1. Small Quantity Storage Limitations: Storage of classes I, II and III liquids shall be in accordance with the rules governing storage in NFPA 30, national fire codes, adopted in section 9-1-1 of this title.
2. Gasoline Containers: All receptacles used for the keeping or storing of gasoline, naphtha, benzine or benzol shall be red in color, with a label indicating the contents and no liquids other than gasoline, naphtha, benzine or benzol shall be placed in such containers.
3. Empty Drum Removal: Drum or barrels in which liquids of classes I, II and III have been stored shall have taps, plugs, or bungs replaced immediately after package has been emptied and shall be promptly removed from the premises.
4. Storage In Public Buildings: Storage and use of flammable and combustible liquids in public buildings, mercantile stores, factories, schools, and residential properties shall be in compliance with standards established in section 9-1-1 of this title.

#### F. Storage Tank Regulations

1. Aboveground Storage Tanks; General:
  - a. Aboveground storage tanks for class I and class II liquids are prohibited with the following exceptions:
    - i. Vehicle fueling at locations not open to the public.
    - ii. Tanks supplying standby generator systems.
    - iii. Specialty tanks for manufacturing and other industrial applications.
  - b. Plans for aboveground storage tanks shall be submitted to the fire chief for approval. Such plans shall include a site plan showing the exact location with relationship to lot lines, utilities, buildings, and public ways. Details in said plans shall include all pipe systems, pumping and transfer systems, tank specifications and site protection including all safety equipment and signage.
2. Aboveground Storage Tanks; Vehicle Fueling:
  - a. Motor fuel dispensing shall be prohibited in residential districts.
  - b. Motor fuel dispensing shall not be open to the public in commercial and manufacturing zoning districts.
  - c. A maximum of one aboveground storage tank with a capacity of two thousand five hundred (2,500) gallons per facility making application is allowed. The aboveground storage tank may have a total capacity of two thousand five

hundred (2,500) gallons of one product or a divided tank may have an aggregate capacity of two thousand five hundred (2,500) gallons of class I and/or class II product.

- d. Aboveground storage tanks shall be separated from buildings, lot lines, and public ways by no less than thirty feet (30').
- e. An emergency remote shutoff shall be provided for all pumps and shall be installed at a safe location within thirty five feet (35') from the tank.
- f. Provide two (2) 4A, 60BC fire extinguishers in a weather resistant cabinet, one at the remote shutoff, and one located at the tank.
- g. All aboveground storage tanks shall be protected with a physical barrier against motor vehicle impact. That barrier shall be a guardrail with a minimum height of thirty inches (30") and shall resist a force of twelve thousand (12,000) pounds applied thirty inches (30") above grade. An opening along the guardrail of not more than thirty six inches (36") will be allowed for dispensing operations.
- h. Each tank shall be surrounded by a clear open space of not less than three feet (3') for maintenance and inspection.
- i. Aboveground storage tanks shall comply with the UL2085 (protected aboveground tanks for flammable and combustible liquids) listing.
- j. Aboveground storage tanks shall be provided with automatic fuel shutoff devices capable of stopping the delivery of fuel into the storage tank at ninety percent (90%) of tank capacity.
- k. Dispensing devices shall be set up so that it can only dispense a maximum of twenty (20) gallons at any one dispensing cycle. Dispensing system shall comply with the UL2244 (aboveground flammable liquid tank systems) listing.
- l. Local monitoring of interstitial space shall be required for detecting leaks from the primary tank and detecting secondary containment loss of integrity.

### 3. Aboveground Storage Tanks; Other Uses:

- a. Remote generator supply tanks shall comply with the UL2085 (protected aboveground tanks for flammable and combustible liquids) listing. Generator base tanks shall comply with the UL2244 (aboveground flammable liquid tank systems) listing and NFPA 37 (standard for the installation and use of stationary combustion engines and gas turbines).
- b. The fire chief and the building commissioner or their representatives will evaluate aboveground storage tanks used in industrial applications for approval on a case by case basis.
- c. Aboveground storage tanks for class III liquids shall be limited to a capacity of six hundred sixty (660) gallons.

4. Underground Storage Tanks; General: Underground storage tank placement and construction shall comply with all provisions and requirements of the office of the state fire marshal, section 9-1-1 of this title and title 4, chapter 12, article K of this code.

**G. Building Restrictions, Requirements.**

- A. No person shall store or sell, or offer for sale, any flammable or combustible liquids as defined in this article in amount in excess of that listed in the fire prevention code adopted by section 9-1-1 of this title.
- B. Adequate ventilation shall be provided to carry off any flammable gases which may accumulate.
- C. No connection to any house drainage or to any sewer system shall be made from any garage waste basin, sink, floor drain or waste, unless a triple basin is provided ahead of such connection. This does not apply to lavatories, toilets, or wash basins, used exclusively for toilet or personal use, nor to downspouts carrying surface water from the roof.
- D. All facilities and establishments with flammable and/or combustible liquid storage tanks shall have on hand fifty (50) pounds of oil dry absorbent or an amount of oil dry absorbent deemed necessary by the fire chief and a plastic or metal container with lid to hold the oil dry once it has been used. Appropriate storage and disposal of the used oil dry will be the responsibility of the property owner or facility manager.

**9-2-2: LIQUEFIED PETROLEUM GASES**

**A. Enforcement Provisions**

1. Compliance: No person shall produce, store or use liquefied petroleum gas, or install or maintain any equipment for such production or use, unless such production, storage and utilization equipment is constructed and maintained in compliance with the provisions of this article.
2. Inspections: It shall be the duty of the building commissioner and fire chief or their designated representatives to enforce the provisions of this article and to make such inspections or tests as may be necessary in connection herewith. Whenever a test is necessary to determine whether any equipment or method complies with the standards prescribed or referred to in this article, the enforcing official may accept the results of a test conducted by or under the supervision of the Underwriters Laboratories, Inc.
3. Storage For Resale Or Exchange: All dealers or resellers shall be in compliance with the standards established in section 9-1-1 of this title.

**B. Odorizing Required.** All liquefied petroleum gas used or stored in the Village shall be effectively odorized by an agent of such character as to indicate by a distinctive odor the presence of gas in the air down to a concentration of one-fifth (1/5) the lower limit of combustibility.

**C. Sales and Storage Restrictions.**

1. Prohibited Business: No person shall engage in the business of bulk storing liquefied petroleum gases or engage in the operation of bulk distribution plants.
2. Sale And Storage Restrictions:

- a. Sale of liquefied petroleum bases shall be limited to filling vehicle fuel tanks and DOT cylinders up to a maximum of one hundred twenty (120) gallon water capacity (1,000 pounds).
- b. Storage outside of buildings for cylinders awaiting resale, or as part of a cylinder exchange point shall be located in compliance with the standards established in section 9-1-1 of this title.
- c. Storage at service stations shall be limited to a total water capacity of two thousand (2,000) gallons.
- d. No person other than fully trained employees of liquefied petroleum gas service stations shall dispense liquefied petroleum gases at these locations.
- e. No liquefied petroleum gases shall be stored in the Village except in compliance with the standards established in section 9-1-1 of this title.
- f. Sale, distribution and storage for sale of liquefied petroleum gases shall be prohibited in residential districts.

#### D. Equipment Installation, Use Regulations

- 1. Compliance: No equipment, cages, or racks for dispensing or distribution of liquefied petroleum gases shall be installed or used unless it complies with the standards established in section 9-1-1 of this title.
- 2. Permit To Install: No equipment for the dispensing or distribution of liquefied petroleum gas shall be installed in the Village unless a permit therefor shall have first been secured.
- 3. Permit Fee: When such installation is in conjunction with a building being newly constructed or remodeled in accordance with a permit for such construction or remodeling, no extra fee for such permit shall be required. In other cases, applications for such permits shall be made to the building department with proper documentation and shall contain a description of the location, equipment and intended use of such equipment. The fee for such permits shall be set forth in Title 1, Chapter 11 of this Code.

- E. Production Prohibited. No person shall operate a plant for the production of liquefied petroleum gases in the Village.

### **9-2-3: EXPLOSIVES AND FIREWORKS**

#### A. Fireworks

- 1. Fireworks shall include but no be limited to blank cartridges, toy pistols, toy cannons, toy canes or toy guns in which explosives are used, the type of unmanned balloons which require fire underneath to propel the same, firecrackers, torpedoes, skyrockets, Roman candles, cherry bombs, sparklers or other devices of like construction and any device containing any explosive or flammable compound, or any tablets or other devices containing any explosive substance, The term fireworks shall not include auto flares, consumer novelties or blank cartridges when used in a show or theater or for signal or ceremonial purposes in athletics, sports or for use for signal or ceremonial

purposes in athletics, sports or for use by military organizations or railroads and other transportation agencies when used for signal purposes or illumination.

2. **Manufacture Prohibited:** The manufacture of fireworks is prohibited within the Village of Morton Grove.
  3. **Sale Prohibited:** No person, company or corporation shall sell, offer for sale or keep for the purpose of selling any fireworks in the Village at any time.
  4. **Discharge Of Fireworks:** No person shall discharge or set off any fireworks or give any pyrotechnic display in the Village except in connection with public exhibitions as herein provided. All such public displays shall be under the supervision of a competent person, and shall be supervised by the fire chief or his designee. No such public display shall be made unless a permit for the same has been issued as hereinafter set forth in this section.
  5. **Display Permit Application:** Applications for permits for the discharge of fireworks or for pyrotechnical displays shall be submitted to the Village Administrator as required in Title 8, Chapter 11 of this code.
  6. **Display Permit Granted, Procedure:** The Village Administrator shall upon receipt of such application refer the same to the Police Chief and Fire Chief who shall have an inspection made of the premises at the location given in said application where it is proposed to give such public display of fireworks. If in the judgment of the Police Chief and Fire Chief it would not be hazardous to surrounding property or dangerous to any person or persons to permit such public display of fireworks at such location, they shall approve such application and return the same to the Village Administrator. If the Village Administrator approves said application, the Fire Chief, shall issue a permit upon payment of a fee as set forth in Title 1, Chapter 11 of this Code, giving the applicant permission to conduct such public display of fireworks. Such permits shall designate the kinds and quantities of fireworks to be used at such public displays, and no other kinds or greater quantities of fireworks than therein specified shall be used at such public displays.
- B. **Storage of Explosives.** No person shall keep or store any nitroglycerine or the explosive commonly known as TNT in the Village in any quantities, excepting for medicinal or laboratory purposes and for such purposes no more than one-fourth (1/4) ounce shall be stored in any one building or premises. All such explosives must be stored or kept in accordance with the rules of the state fire marshal, subject to the provisions of this article. No other explosives shall be stored in the municipality.

## **Chapter 9-3 HAZARDOUS MATERIALS**

### **9-3-1: DEFINITIONS**

### **9-3-2: REGULATIONS**

### **9-3-3: EMERGENCY RESPONSES; CLEANUP OR ABATEMENT**

### **9-3-4: COST REIMBURSEMENT REQUIRED**

## **9-3-1: DEFINITIONS**



The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

**COSTS INCURRED BY THE VILLAGE:** Includes all costs and expenses of the Village in connection with the cleanup or abatement of the discharge of hazardous materials or the extinguishing of a fire involving hazardous materials and shall include, but shall not necessarily be limited to, the following: actual labor costs of Village personnel involved in the cleanup or abatement of the discharge (including workers' compensation benefits, fringe benefits, overtime, and administrative overhead); cost of equipment operation, damage or loss as published and updated by the finance department of the Village; cost of materials obtained directly by the Village; cost of any contract labor and materials; and costs incurred by other communities and/or agencies responding as a result of mutual aid agreements.

**DISCHARGE:** A leak, seep, spill, emit or release, or leakage, seepage, spill, emission, or other release.

**HAZARDOUS MATERIALS:** Any substance or material which, due to its quantity, form, concentration, location, or other characteristics, is determined by the fire chief or his authorized representative to pose an unreasonable and imminent risk to the life, health and safety of persons or property or to the ecological balance of the environment, including, but not limited to, explosives, radioactive materials, petroleum or petroleum products or gases, poisons, etiologic (biological) agents, flammables, corrosives or any substance determined to be hazardous or toxic under any federal or state law, statute or regulation.

### **9-3-2: REGULATIONS**

Hazardous materials shall be stored and used in accordance with regulations prescribed in the fire prevention and building code as adopted in section 9-1-1 of this title. Where specific regulations are not prescribed, industry guidelines shall be followed.

### **9-3-3: EMERGENCY RESPONSES; CLEANUP OR ABATEMENT**

The fire department is authorized to cleanup or abate the effects of any hazardous material discharged upon or into any public or private property or facilities within the Village where such discharge creates a hazard to persons, property, or the environment. The fire department may be assisted in such clean up or abatement by any other Village department, mutual aid fire department or independent contractors, as necessary to protect against or eliminate such hazard.

### **9-3-4: COST REIMBURSEMENT REQUIRED**

- A. Cost Reimbursement: The person, firm or corporation in immediate control or possession of the hazardous material at a hazardous material emergency incident shall be responsible for reimbursement of costs incurred by the Village and Mutual Aid received for supplies, equipment, overtime personnel expenses (if any), and any other out of pocket costs incurred by the Village in responding to and cleaning up or abating the hazardous materials incident.
- B. Billing For Reimbursement: The fire chief or his designee following a hazardous materials incident shall compile a statement of all costs incurred by the Village and Mutual Aid received in responding to the hazardous materials incident and shall forward that statement of cost to the director of finance/treasurer along with the name and address of the person, firm, or corporation which was in control or possession of the hazardous material which resulted in the incident. The director of finance/treasurer shall

cause a proper invoice to be completed which will include an itemized listing of all costs and other pertinent information as deemed necessary by the director of finance/treasurer. Payment of costs shall be the responsibility of the person, firm, or corporation determined to be in control or possession of the hazardous material which resulted in the incident, upon receipt of property invoice itemizing expenses incurred by the Village. The person, firm, or corporation billed shall promptly pay all itemized costs as stipulated by the Village within a period of thirty (30) days from the receipt of invoice. Should the person, firm, or corporation deemed in control of a hazardous material site question any charges assessed by the Village, such inquiries must be made in writing to the Village not later than fifteen (15) days following receipt of the invoice. The director of finance/treasurer may extend the invoice payment period beyond thirty (30) days if, in his opinion, there are legitimate questions regarding charges contained on the invoice which have not been adequately resolved. Any request for any extension of payment shall be made in writing and shall contain a specific special extended payment date to the Village.

- C. Late Payment Penalties Assessed: Any assessments for hazardous materials cleanup which remain unpaid thirty (30) days following receipt of invoice by the person, firm, or corporation or subsequent to any extension of that deadline by the director of finance/treasurer, shall incur late payment penalties as set forth in Title 1 Chapter 11 of this Code.

## **Chapter 9-4 NON-FIRE SUPPRESSION FEES**

### **9-4-1: FEES ESTABLISHED**

#### **9-4-1: FEES ESTABLISHED**

- A. Fees are hereby established for non-fire suppression services and non-ambulance service fees provided by the Morton Grove Fire Department as set forth in Title 1, Chapter 11 of this Code. All fees are in addition to any other fees and/or permits required by this Village.
- B. All users of emergency ambulance services as administered by the Morton Grove Fire Department (or its designees) and related services hereafter defined, are required to pay, on a per person basis for emergency ambulance service fees as set forth in Title 1, Chapter 11 of this Code
  - 1. The following definitions shall apply for purposes of this Chapter Village Resident: Those persons having a permanent place of residence within the corporate limits, whose address is used for licensing purposes, filing of U.S. income tax returns, payment of U.S. taxes, and state of Illinois real estate taxes.
  - 2. Non-Village Resident: Those persons having a permanent place of residence outside the corporate limits of the Village of Morton Grove.

## **Chapter 9-5 PENALTIES**

### **9-5-1 PENALTIES**

#### **9-5-1 PENALTIES**

- A. Any person who violates a provision of this Title or fails to comply with any of the requirements hereof shall be assessed a fine as set forth in Title 1 Chapter 4 of this Code.
- B. The owner of a property, building or structure or portion thereof, who allowed, knew or should have known of that a violation of this Title has occurred, and any architect, engineer, builder, contractor, agent, person, or corporation employed in connection therewith and who assisted in the commission of such violation shall be assessed a fine for said violation as set forth in Title 1 Chapter 4 of this Code. A separate violation shall be deemed committed on each day during or on which a violation occurs or continues. In addition to the penalties herein prescribed, the corporate authorities may institute an appropriate action or proceeding at law or in equity to restrain, correct or remove such violation, or the execution of work thereon, or to restrain or correct the erection or alteration of, or to require the removal of, or to prevent the occupancy or use of, the building or structure or part thereof erected, constructed or altered, in violation of or not in compliance with the provisions herein or with respect to which the requirements hereof, or of any order or direction made pursuant to provisions contained herein, shall not have been complied with.

SECTION 3: Title 10 entitled “Building and Construction Regulations, Chapter 1, entitled “Building Code,” of the Municipal Code of the Village of Morton Grove is hereby amended in its entirety to read as follows:

## **Title 10 BUILDING AND CONSTRUCTION REGULATIONS**

### **Chapter 10-1 BUILDING CODE**

### **Chapter 10-2 ELECTRICAL REGULATIONS**

### **Chapter 10-4 ELEVATOR REGULATIONS**

### **Chapter 10-5 PROPERTY MAINTENANCE REGULATIONS**

### **Chapter 10-6 FALLOUT SHELTERS**

### **Chapter 10-7 BUILDING ADDRESS REGULATIONS**

### **Chapter 10-1 BUILDING CODE**

#### **10-1-1: ADOPTION OF BUILDING CODES**

#### **10-1-2: AMENDMENT TO ADOPTED CODES**

#### **10-1-2: BUILDING PERMIT PROVISIONS**

#### **10-1-3: CONSTRUCTION ACTIVITY RESTRICTIONS**

#### **10-1-4: DEMOLITION AND CONSTRUCTION WASTE**

#### **10-1-5: DAMAGED BUILDINGS**

#### **10-1-6: GRADE STANDARDS**

#### **10-1-7: BUILDING PERMIT AND PLAN REVIEW FEES**

#### **10-1-8: PENALTIES**

### **10-1-1: ADOPTION OF BUILDING CODES**

There is hereby adopted by the Village for the control of buildings and structures as herein provided; and each and all of the regulations, provisions, conditions, and, the terms of such building codes are hereby incorporated by reference and made a part of this code and shall be applicable and controlling within the limits of the Village.

- A. International Building Code (IBC) 2018 Edition
- B. International Residential Code (IRC) 2018 Edition

- C. International Existing Building Code (IEBC) 2018 Edition
- D. International Fuel Gas Code (IFGC) 2018 Edition
- E. International Mechanical Code (IMC) 2018 Edition
- F. International Energy Conservation code (IECC) 2018 Edition

### **10-1-2: AMENDMENT TO ADOPTED CODES**

A. The International Building Code is hereby amended as follows:

1. Section 101.1 Title. Amended to read as follows: “These provisions shall be known as the Building Code of the Village of Morton Grove, Cook County, Illinois (the “Village”), hereinafter referred to as ‘this code.’”
2. Section 101.4.3 Plumbing. Amended to read as follows: “The provisions of Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”) shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. The provisions of the Illinois Plumbing Code shall apply to private sewage disposal systems.”
3. Section 102.4. Referenced codes and standards. Amended to read as follows: “The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and referenced standards, the provisions of this code shall apply. The following codes and standards are not adopted by reference and thus are not considered part of the requirements of this code:

IPC 2018 International Plumbing Code

IPSDC 2018 International Private Sewage Disposal Code IWUIC 2018 International Wildland-Urban Interface Code  
ISPSC 2018 International Swimming Pool and Spa Code

4. Section 105.2 Work exempt from permit. Delete Building Numbers 1,2,4,6.
5. Section 107.2.6 Site plan. Amended by adding a new subsection, 107.2.6.2. Compliance with site plan, which reads as follows: “It shall be the responsibility of the builder/developer to submit to the Village’s Building Department a spot survey prepared by a Registered Land Surveyor after the foundation is installed. This survey must be at a scale of not less than one inch equal to thirty feet (1” = 30’). The survey must also indicate the elevation above sea level of the top of foundation wall and the top of the curb and sidewalk at lot lines extended relative to a United States Geological Survey benchmark. No construction will be allowed to proceed except for decking, underground sewer and water, and related items until the spot survey is approved by the Village’s Building Department. This section applies to principal structures generally, but may apply to additions or accessory structures if, in the opinion of the Village’s Inspectional Services Manager or his designee, it is necessary to confirm compliance.”
6. Section 114 Violations. Deleted in its entirety

7. Section 202 Definitions – Fire Alarm Control Unit. Amended to read as follows: “Fire Alarm Control Unit. A system component that receives inputs from automatic and manual fire alarm devices and may be capable of supplying power to detection devices and transponders or off-premises transmitters. The control unit is capable of providing a transfer of power to the notification appliances and transfer of conditions to relays or devices. The control unit shall be used for the fire alarm only.”
8. Section 202 Definitions – Fire Area. Amended to read as follows: “Fire Area”. The aggregate floor area bounded by the exterior walls of a building; regardless of fire walls, fire barriers, or fire resistant-rated horizontal assemblies.”
9. Section 406.3.2.1 Dwelling Unit Separation. Amended to read: Attached private garages shall be completely separated from adjacent tenant spaces by means of a floor to rated ceiling partition or by a partition extending to the underside of the roof deck. All interior combustible framing shall be protected with 5/8” Type X gypsum board or the equivalent.  
  
Exceptions:
  1. Garages of Type 1 or 2 construction.
  2. Fully sprinkled garages complying with NFPA 13.”
10. Section 406.6 Enclosed parking garages. Amended by adding a new subsection, 406.6.4 Separation, which reads as follows: “Adjacent tenant spaces in public garages shall be completely separated by means of a floor to rated ceiling partition or by a partition extending to the underside of the roof deck. All interior combustible framing shall be protected with 5/8” Type X gypsum board of the equivalent.  
  
Exceptions:
  1. Garages of Type 1 or 2 construction.
  2. Fully sprinkled garages complying with NFPA 13.”
11. Section 415.9.3 Dry cleaning plants. Amended to read as follows: “The construction and installation of dry-cleaning plants shall be in accordance with the requirements of this code, the ICC International Mechanical Code, Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”) and NFPA 32. Dry cleaning solvents shall be classified in accordance with the ICC International Fire Code.”
12. Section 502.1 Address Identification. Amended to read as follows: “New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the public right of way. Address identification characters shall contrast with their background. Address numbers shall be Arabic numerals of at least 6 inches (152 mm) in height with one inch (25 mm) stroke. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means

of a private road and the building cannot be viewed from the public way, a monument, pole, or other sign or means shall be used to identify the structure. Address identification shall be maintained.”

13. Section 603.1.2 Piping. Amended to read as follows: “The use of combustible piping materials shall be permitted when installed in accordance with the provisions of the ICC International Mechanical Code and Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”) as amended per Morton Grove Ord. 16-01 3-28-16
14. Section 708.6 Openings. Amended by adding a new subsection, 708.6.1 Closing device, which reads as follows: “The exit access door for each dwelling unit shall be equipped with an approved self-closing device.”
15. Section 902 Fire Pump and Riser Room Size. Amended to read as follows: “A room containing the automatic fire sprinkler system riser valve and/or a fire pump shall be provided in new buildings or additions to buildings with new or existing fire sprinklers. Fire pump and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation, as defined by the manufacturer, with sufficient working room around stationary equipment. Clearance around equipment to elements of permanent construction, including other installed equipment and appliances, shall be sufficient to allow inspection, service, repair, or replacement without removing such elements of permanent construction or disabling the function of a required fire-resistance-rated assembly and meet the requirements of NFPA 70. Fire pump and automatic sprinkler system riser rooms shall be provided with doors and unobstructed passageways large enough to allow removal of the largest piece of equipment.”
16. Section 902.1.1 Access. Amended to read as follows: “Rooms or spaces containing an automatic sprinkler system riser valve and/or a fire pump shall be provided with direct access from the exterior of the building or structure. Access shall be provided by a key storage box with door keys as determined by the Authority Having Jurisdiction.”
17. Section 903.2 Where required. Amended to read as follows: “Section 903.2 Where required. Approved automatic sprinkler systems in new buildings and structures, additions to existing buildings equipped with existing sprinklers and required as to be retrofitted in existing buildings shall be provided as required in Sections 903.2.1 and 903.2.2 as amended below”
18. Section 903.2 Where required. Amended by adding a new subsection. 903.2.1 New buildings, structures and additions to existing sprinklered buildings which reads as follows: “Approved automatic fire sprinkler systems shall be installed in all new construction and additions to existing fire sprinklered buildings regardless of materials used in construction and / or use group classification. This requirement also applies to Assembly use occupancies on roofs, and enclosed A-5 Use spaces under grandstands or bleachers. Automatic fire suppression systems shall comply with NFPA Standards.

Exceptions:

1. Detached accessory building with an intended use that is incidental to that primary building on the same lot of record as a detached one-family dwelling. Detached accessory buildings shall include, but not be limited to, detached garages, storage sheds, and animal habitats.
2. Detached accessory buildings with an intended use that is incidental to that of the primary building on the same lot of record where the primary building is classified as a Use Group B, F, I, M, S, and U that are less than 250 square feet in size. This exception shall not apply if the horizontal separation between the accessory building is less than 25 feet from any other building or accessory building and/or structure is used for the following hazardous materials:
  - a. Flammable and/or combustible liquids classified as Class 1A, 1B, 1C, and 111A and if the combined quantity exceeds 30 gallons.
  - b. Flammable gas if the quantity exceeds 10 gallons and/or 333 cubic feet of gas.
  - c. Corrosives.
  - d. Toxic agents.
  - e. Oxidizers classified as Class 2, 3, or 4. Class 1 oxidizers shall not exceed 100 gallons and/or 1,000 pounds.
  - f. Unstable/reactives.
  - g. Water reactives if the quantity exceeds 100 gallons and/or 1,000 pounds.
  - h. Pyrophoric materials (All classifications).
  - i. Organic peroxides (All classifications).
  - j. Explosives (All classifications).
3. Picnic shelters, gazebos, pergolas, and detached public restroom facilities with a minimum horizontal separation of 25 feet from all other buildings. This exception shall not apply if the picnic shelter, gazebo, pergola, or detached public restroom is equipped with a permanent heat-producing appliance that utilizes natural gas and/or propane as a fuel supply or if the detached public restroom facility exceeds a total of 400 square feet in size.
4. In telecommunications equipment buildings, a manual dry fire suppression system shall be installed in those spaces or areas equipped exclusively for telecommunications equipment, association electrical power distribution equipment, batteries and standby engines provided that those spaces or areas are equipped throughout with an automatic fire detection system in accordance with Section 907 and are separated from the remainder of the building by not less than one-hour fire barriers constructed in accordance with Section 707 or not less than two-hour horizontal assemblies constructed in accordance with Section 711, or both.”

19. Section 903.2 Where required. Amended by adding a new subsection. 903.2.2 Existing non-sprinklered buildings – Sprinkler Retro-fit. which reads as follows:

Where addition, alterations or remodeling exceed 50% of the replacement cost of the structure within a three year period or any significant physical change, as determined by

the building commissioner and the fire chief, or their designees to an existing structure, shall not be made except in conformity with all adopted Village Codes and an approved automatic fire sprinkler systems shall be installed per the following thresholds or as determined per the International Existing Building Code 2018. For the purpose of this article, replacement costs shall be determined by the latest building valuation data published by the International Code Council or based on architect's submittal and in either case Building Commissioner review.

Use group R-2 structures (condominiums/ apartments):

An automatic fire suppression system shall be provided throughout all multiple family buildings containing two or more dwelling units in accordance with NFPA 13R: Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies.

Use group R-3 structures (town homes):

An automatic fire suppression system shall be provided throughout all multiple family buildings containing two or more dwelling units in accordance with NFPA 13D : Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes.

20. Sections 903.2.1 through 903.2.11 Where required. Deleted in their entirety.
21. Section 903.2.12 During construction. Renumbered as Section 903.2.3.
22. Section 903.3.1.3.1 NFPA 13 D sprinkler systems. Amended by adding a new subsection, 903.3.1.3.1 Additional requirements, which reads as follows: "NFPA 13D fire sprinkler systems shall have dry head coverage in the garage. CPVC shall not be permitted to be exposed.
23. Section 903.3.5 Water supplies. Amended to read as follows: "Water supplies for automatic sprinkler systems shall comply with this section and the standards referenced in Section 903.3.1 of this code. The potable water supply shall be protected against backflow in accordance with the requirements of this section and Title 77, Part 890 of the Illinois Administrative Code (the "Illinois Plumbing Code"). For connections to public water systems, the water supply test used for design of fire protection systems shall be adjusted to account for seasonal and daily pressure fluctuations based on information from the water supply authority and as approved by the fire code official. See Section 903.3.5.3 for low water pressure factor. Hydrant flow data used for the design of any sprinkler system shall be no more than one (1) year old or as determined by the Fire Chief or his designee."
24. Section 903.3.5. Water supplies. Amended by adding a new subsection, 903.3.5.3 Low water pressure factor, which reads as follows: "Provide a minimum ten percent (10%), but not less than five (5) psi, safety factor in the fire protection system hydraulic calculation. The system demand shall be a minimum 5 psi below the annual water flow test supply."
25. Section 903.4.2 Alarms. Amended by adding a new subsection, 903.4.2.1 Additional alarm location, which reads as follows: "In addition to a ten (10) inch bell, a weatherproof visual strobe activated by water flow shall be provided on the exterior of the building or structure and located over the fire department connection and above the required bell or in a location approved by the authority having jurisdiction."



26. Section 903.4.2 Alarms. Amended by adding a new subsection, 903.4.2.2 Location, which reads as follows: “Alarm notification shall be provided throughout fire-sprinklered buildings with audible and visual appliances and located per NFPA 72 .”
27. Section 903.4.3 Floor control valves. Amended to read as follows: “Approved supervised indicating control valve assemblies with flow switches shall be provided at the point of connection to the riser on each floor of the building or structure.”
28. Section 903.5 Testing and maintenance. Amended by adding a new subsection, 903.5.1 Access, which reads as follows: “Fire sprinkler systems’ inspection test valves shall be accessible at all times and located no more than six (6) feet above the finished floor surface. On multiple riser systems test valves shall be clearly identified in permanent marking as to the riser and area served.”
29. Section 903.5 Testing and maintenance (Automatic Sprinkler Systems). Amended by adding a new subsection, 903.5.2 Required documentation., which reads as follows: “All required documentation regarding the design and procedures for maintenance, inspection, and testing of fire protection systems, including fire protection submittal documents, shall be maintained in a secured location on the premises approved by code official for the life of the fire protection systems. Inspection, testing and maintenance shall be performed in accordance with NFPA 25. Ongoing system testing reports must be submitted to and through the Village’s third-party portal or per Fire Chief or designee.”
30. Section 903 Automatic Sprinkler Systems. Amended by adding a new subsection, 903.6. Fire pump test header, which reads as follows: “Automatic sprinkler systems that are equipped with an approved fire pump shall be provided with an OS&Y (or approved equal) control valve on the fire pump test header(s). Fire pump installations shall include an exterior test header.”
31. Section 903 Automatic Sprinkler Systems. Amended by adding a new subsection, 903.7 Warehouse storage, which reads as follows: “A two and one-half (2 ½) inch fire hose valve with a one and one-half (1 ½) inch reducer to a one and one-half (1 ½) inch connection shall be provided at each means of egress to warehouse storage areas greater than 20,000 square feet in which storage exceeds twelve (12) feet in height. The two and one-half (2½) inch fire hose valve(s) shall be installed on a separate riser piping system and shall be provided with a four (4) inch water supply and a two and one-half (2 ½) inch brand water supplies. Each two and one-half (2 ½) inch fire hose valve shall be installed so no distance from the nearest two and one-half (2 ½) inch fire hose valve is greater than 120 feet.”
32. Section 905 Standpipe Systems. Amended by renumbering existing sections 905.3.1 through 905.3.8 to 905.3.2 through 905.3.9.
33. Section 905 Standpipe Systems. Amended by adding a new subsection, 905.3.1 Three story buildings or buildings over 150 ft. in any footprint dimension, which reads as follows: “Any building that has two (2) stories or more above lowest level of fire department access, and/or has any horizontal dimension exceeding 150 feet between exterior walls, shall be - equipped with an automatic standpipe system designed and installed in accordance with NFPA standard 14 for Class 1 automatic standpipe and hose systems as defined therein. A fire pump is required. Manual and Dry standpipe systems are prohibited unless written approval is received from the Fire Code Official or his /her designee as arranged prior to

construction permit issuance of the fire sprinkler system. The maximum distance from any remote location on any floor to a hose valve connection shall be 150 ft.”

34. Section 907.2 Where required – new buildings and structures. Deleted in its entirety and replaced with the following, 907.2 Where required– New and existing structures and buildings: “An approved manual, automatic or combination manual and automatic fire alarm monitored system in accordance with the provision of this code and NFPA 72 shall be provided in new and existing buildings and structures in all use groups.
- Exceptions:
1. One- and two-family dwelling units, which are not Group Homes (R-4 Use Group).
  2. In existing residential multi-family use groups, initiating and notification devices required by NFPA 72 may be omitted from within the dwelling unit provided that such devices located within the adjacent common areas “outside the dwelling unit” shall provide an audible level acceptable to the fire code official.”
35. 907.2.1 subject to section 10-1-2 rings or loops. Fire Alarm Control Units and full function remote annunciators shall be accessed with a key and no other method, including codes.
36. 907.2.2 Fire alarm and detection systems – Group I occupancies. A manual fire alarm system shall be installed in Group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in accordance with Sections 907.2.2.1, 907.2.2.2, and 907.2.2.3 of this code. The alarm system shall be designed based on the actual operational use proposed for the occupants and not based on any presumed/ assigned use by the designer for building construction height/ area requirements per Mixed Use chapters of the code.
37. Exception: Manual fire alarm boxes in resident or patient sleeping areas of Group I-1 and I-2 occupancies shall not be required at exits if located at all nurse’s control stations or other constantly attended staff locations, provided such stations are visible and provided with ready access and that travel distances required in Section 903.7.4.2.1 of this code are not exceeded.
38. 907.2.2.1 Group I-1. Corridors, habitable spaces other than sleeping units and kitchens and waiting areas that are open to corridors shall be equipped with an automatic smoke detection system.
- Exceptions:
1. Smoke detection in habitable spaces is not required where the facility is equipped throughout with an automatic sprinkler system.
  2. Smoke detection is not required for exterior balconies.
39. 907.2.2.2 Group I-2. Corridors in nursing homes (both intermediate care and skilled nursing facilities), detoxification facilities and spaces permitted to be open to the corridors by Section 407.2 of this code shall be equipped with an automatic fire detection system. Hospital shall be equipped with smoke detection where permitted to be open to the corridor per Section 407.2 of this code.

Exceptions:

1. Corridor smoke detection is not required in smoke compartments that contain patient sleeping units where patient sleeping units are provided with smoke detectors that comply with UL268. Such detectors shall be provided a visual display on the corridor side of each patient sleeping unit and an audible and visual alarm at the nursing station attending each unit.
  2. Corridor smoke detection is not required in smoke compartments that contain patient sleeping units where patient sleeping unit doors are equipped with automatic door-closing devices with integral smoke detectors on the unit sides installed in accordance with their listing, provided that the integral detectors perform the required alerting function.
40. 907.2.2.3 Group I-3. Group I-3 occupancies shall be equipped with a manual and automatic fire alarm system installed for alerting staff.
41. 907.2.2.3.1 System initiation. Actuation of an automatic fire-extinguishing system, an automatic sprinkler system, a manual fire alarm box or a fire detector shall initiate an approved fire alarm signal which automatically notifies staff. Pre-signal systems shall not be used.
42. 907.2.2.3.2 Manual fire alarm boxes. Manual fire alarm boxes are not required to be located in accordance with Section 907.3 of this code where the fire alarm boxes are provided at staff-attended locations having direct supervision over areas where manual fire alarm boxes have been omitted.

Manual fire alarm boxes shall be permitted to be locked in areas occupied by detainees, provided that staff members are present within the subject area and have keys readily available to operate the manual fire alarm boxes.

43. 907.2.2.3.3 Smoke detectors. An approved automatic smoke detection system shall be installed throughout resident housing areas, including sleeping units and contiguous dayrooms, group activity spaces and other common spaces normally accessible to residents.
- Exceptions:
- A. Other approved smoke detection arrangements providing equivalent protection including, but not limited to placing detectors in exhaust ducts from cells or behind protective guards listed for the purpose, are allowed when necessary to prevent damage or tampering.
  - B. Sleeping units in Use Condition 2 and 3 as described in Section 308.
  - C. Smoke detectors are not required in sleeping units with four or fewer occupants in smoke compartments that are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1.
44. 907.2.3 Automatic fire detection system required. An approved, complete automatic fire detection system shall be installed in all use groups, not provided with an automatic sprinkler system, and in accordance with NFPA 72. Devices, combination of devices, appliances, and equipment shall comply with Section 907.1.2 of this code. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to activate a smoke detector. Smoke detector spacing shall meet the NFPA

72 requirements of heat detector spacing for ceiling heights over ten feet. Automatic fire alarm systems shall comply with NFPA 72 Standard.

45. 907.2.4 Control panel locations. All fire alarm control panels of full function annunciator panels
46. shall be installed within ten (10) feet of the main entrance, or in a location approved by the fire code official.
47. Section 907.3 Fire safety functions. Amended to read as follows: “Automatic fire detectors utilized for the purpose of performing fire safety function shall be connected to the building’s fire alarm control panel where a fire alarm system is required by Section 907.2 of this code. Detectors shall, upon actuation, perform the intended function and activate the alarm notification appliances or a visible and audible supervisory signal at a constantly attended location. The detectors shall be located in accordance with of NFPA 72. Multi-tenant Group M buildings will be activated by individual tenant space by the automatic sprinkler system flow switch for that space or an automatic fire detection system.”
48. Section 907.3.1 Duct smoke detectors. Amended by adding a subsection, 907.3.1.1 Labeling, which reads as follows: “Duct detectors shall indicate at the fire alarm control panel as a supervisory alarm. All duct detectors shall be labeled with the HVAC unit it is associated with and clearly marked on the finished side of the ceiling under the detector or in a location acceptable to the fire code official. Keyed Remote Test Switches shall be located on the wall or column closest to the detector mounted five (5) feet above the floor.”
49. Section 912 Fire department connections. Amended by adding a new subsection, 912.1.1. Local fire department connections, which reads as follows: “All fire department connections shall be a NST four- (4) inch, non-swivel Storz connection and shall be located on the building wall, 24 inches to 42 inches above the finished grade.”
50. Section 1008.2 Illumination required. Amended to read “The means of egress serving a room, or a space shall be illuminated at all times that the room or space is occupied. Emergency lighting shall be provided in all locations required by the fire code official, in all occupancies.

Exceptions:

1. Aisle accessways in Group A.
  2. Dwelling Units and sleeping units in Group R-1, R-2, and R-3.
  3. Sleeping units of Group I occupancies.”
51. Section 1008.3.3 Emergency power for illumination (Rooms and Spaces). Amended by adding a new line Number 6, which reads as follows: “6. All rooms containing the building sprinkler riser(s), and/ or fire alarm control panel(s).”
  52. Section 1009.6 Areas of refuge. Amended by adding a new subsection, 1009.6.6 Identification, which reads as follows: “Each door providing access to an area of refuge from an adjacent floor

area shall be identified by a sign complying with ICC A117.1, stating: AREA OF REFUGE, and include the International Symbol of Accessibility. Where exit sign illumination is required by Section 1013.3 of this code, the area of refuge sign shall be internally illuminated. Additionally, tactile signage complying with ICC A117.1 shall be located at each door to an area of refuge.”

53. Section 1013.3 Illumination. Amended to read as follows: “Exit signs shall only be internally illuminated or as approved by the Fire Chief or designee.”
54. Chapter 11 – Accessibility. Deleted in its entirety.
55. Section 1202.5.1.2 Openings below grade. Amended to read as follows: “Where openings below grade provide required natural ventilation, the outside horizontal clear space measured perpendicular to the opening shall be one and one-half times the depth of the opening. The depth of the opening shall be measured from the average adjoining ground level to the bottom of the opening. The opening shall be protected with a metal grate or other approved covers.”
56. Section 1206.2 Air-borne sound. Amended to read as follows: “Walls, partitions and floor/ceiling assemblies separating dwelling units and sleeping units from each other or from public or service areas and separating public or service areas from other public or services areas shall have a sound transmission class of not less than 55 for airborne noise and an impact insulation class of not less than 55 when tested in accordance with ASTM- E90 and ASTM-E492. Alternatively, the sound transmission class of walls, partitions and floor/ceiling assemblies shall be established by engineering analysis based on a comparison of walls, partitions and floor/ceiling assemblies having sound transmission class ratings as determined by the test procedure set forth in ASTM E90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits; or heating, ventilating or exhaust ducts shall be sealed, lined, insulated, or otherwise treated to maintain the required ratings. This requirement shall not apply to dwelling unit entrance doors and commercial entrance doors; however, such doors shall be tight fitting to the frame and sill.”
57. Chapter 13 Energy Efficiency. Deleted in its entirety.
58. Section 1403.5.3 Lead-coated copper. Deleted in its entirety.
59. Section 1403.11 Exterior insulation and finish systems. Amended to read as follows: “Exterior insulation and finish systems (EIFS) must be drainable systems. EIFS with drainage shall comply with Section 1407 of this code.”
60. Table 1404.2 Minimum Thickness of Weather Coverings. Amended by deleting all references to “lead coated copper.”
61. Section 1407.5 Installation. Amended to read as follows: “Installation of EIFS with drainage shall be in accordance with EIFS manufacturer’s installation instructions.”

62. Section 1502.1 General (Roof drainage). Amended to read as follows: “Design and installation of roof drainage systems shall comply with Section 1502 of this code, Sections 1106 and 1108 of this code, and, as applicable, Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”) Morton Grove Ordinance 16-01 3-28-16.”
63. Table 1507.2.8.2 Valley lining material. Amended by deleting all references to “lead coated copper.”
64. Section 1705.16 Exterior Insulating Finishing Systems. (Special Inspections) Amended by deleting exception no. 1 for EIFS with a water resistive barrier and drainage plane and changing exception number 2 to the only exception remaining.
65. Section 1809.4 Depth and width of footings. Amended to read as follows: “The minimum depth of footings below the undisturbed ground surface shall be 42 inches. Where applicable; the depth of footings shall also conform to Section 1809.5 of this code. The minimum width of footings shall be 12 inches (305 mm). “
66. Section 1809.12 Timber footings. Deleted in its entirety.
67. Chapter 27 – Electrical. Deleted in its entirety.
68. Chapter 29 – Plumbing Systems. Deleted in its entirety.
69. Section 3001.4 Accessibility. Amended to read as follows: “Passenger elevators required to be accessible by Title 71, Part 400 of the Illinois Administrative Code (the “Illinois Accessibility Code”) shall conform to ICC A117.1.”
70. Section 3002.4 Elevator car to accommodate ambulance stretcher. Amended to read as follows: Where elevators are provided, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement as indicated in amendments to the International Fire Code contained in the Village Code.
71. Section 3109 Swimming pool enclosures and safety devices. Deleted in its entirety.
72. Chapter 32 – Encroachments into public right-of-way. Deleted in its entirety.
73. Chapter 35 – Referenced Standards. The text under the heading “NFPA” is amended to read as follows: “Pursuant to the Village’s home rule authority, the National Fire Protection Association (NFPA) Codes and Standards that are referenced in Chapter 35 of this code are adopted in their entirety. Also adopted is the most current version of all other NFPA codes and standards that pertain to fire prevention, fire protection systems, and life safety as determined by the Building Official, Fire Chief, or his designee. The standards of the NFPA not referenced in the adopted codes shall be applied only as advisory in nature to the fire chief to assist in the administration of the fire department.

74. Appendices. The following appendices are adopted in their entirety - If there is a discrepancy between the code and the appendix, the code will govern:  
Appendix F: Rodent proofing

B. The International Residential Code is hereby amended as follows:

1. Section R101.1 Title. Amended to read as follows: “These provisions shall be known as the Residential Code for One- and Two-Family Dwellings of the Village of Morton Grove, Cook County, Illinois (the “Village”) and shall be cited as such and will be referred to herein as ‘this code.’”
2. Section R102.4 Reference codes and standards. Amended to read as follows: “The codes and standards referenced in the code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced standards, the provisions of this code shall apply. Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and manufacturer’s instructions shall apply. The following codes and standards are not adopted by reference and thus are not considered part of the requirements of this code:  
IPC-2018 International Plumbing Code  
IPSDC-2018 International Private Sewage Disposal  
Code ISPSC-2018 International Swimming Pool and  
Spa Code”
3. Section R105.2 Work exempt from permit. Delete Building Numbers 1,2,3,5,10.
4. Section R106.2 Site plan or plot plan. Amended to read as follows: “The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, distances from lot lines, the established street grades and the proposed finished grades and, as applicable, flood hazard areas, floodways, and design flood elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot. The building official is authorized to waive or modify the requirement for a site plan when the application for permit is for alteration or repair or when otherwise warranted.”
5. Section R106.2 Site plan or plot plan. Amended by adding a new subsection, R106.2.1 Compliance with site plan, which reads as follows: “It shall be the responsibility of the builder/developer to submit to the Village’s Building Department a spot survey prepared by a Registered Land Surveyor after the foundation is installed. This survey must be at a scale of not less than one inch equal to thirty feet (1” = 30’). The survey must also indicate the elevation above sea level of the top of foundation wall and the top of the curb and sidewalk at lot lines extended relative to a United States Geological Survey benchmark.

No construction will be allowed to proceed except for decking, underground sewer and water, and related items until the spot survey is approved by the Village's Building Department. This section applies to principal structures generally, but may apply to additions or accessory structures if, in the opinion of the Village's Inspectional Services Manager or his designee, it is necessary to confirm compliance."

6. Section R112 Board of Appeals. Deleted in its entirety.
7. Section R113 Violations. Deleted in its entirety.
8. Section R202 Definitions – Attic, Habitable. Amend to read as follows: "A finished or unfinished habitable space within an attic. Habitable Attics are required to be accessed by a stair compliant with Section R311.7 of this code.
9. Table R301.2(1) Climatic and Geographic Design Criteria. Amended to read as follows:

Ground Snow Load	30 lbs./ft <sup>2</sup>
Wind Design Speed (Vmph)	115 Vmph Ultimate Design (90 mph nominal design wind speed)
Wind Design Topographical effects	No
Special Wind Region	No
Windborne Debris Zone	No
Seismic Design Category	A
Weathering	Severe
Frost line depth	42 inches below grade
Termite	Moderate to heavy
Winter Design Temp	97 ½%, -2°F
Ice Barrier Underlayment Required	Yes
Flood Hazards	<ol style="list-style-type: none"> <li>a) The effective date of entry is 2/5/1991.</li> <li>b) Flood Insurance Study date is 11/1/2019.</li> <li>c) Panels 0207, 0207, 0226, 0227, 0228, 0229, 0231, 0233, 0234, 0236, 0237, and 0241 with effective date of 8/19/2008.</li> </ol>
Air Freezing Index	2,000
Mean Annual Temp	50 degrees Fahrenheit

10. Section R302.3 Two-family dwellings. Exception 2 is amended to read as follows: "Wall assemblies need not extend through attic spaces where the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board, an attic draft stop constructed as specified in Section R302.12.1 of this code is provided above and along the wall assembly separating the dwellings and the structural framing



supporting the ceiling shall also be protected by not less than 5/8-inch (15.9 mm) Type X gypsum board or equivalent.”

11. Section R302.6 Dwelling/garage fire separation. Amended to read as follows: “The garage shall be separated from the residence and its attic area by not less than 5/8” Type X gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8” Type X gypsum board or equivalent. Where the separation is a floor-ceiling assembly, the structure supporting the separation shall also be protected by not less than 5/8” Type X gypsum board or equivalent. Garages located less than 3’ from a dwelling unit (approved by Zoning variance) on the same lot shall be protected with not less than 5/8” Type X gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section R309.5 of this code.

Exceptions:

1. Garages that are protected with residential or quick response fire sprinklers designed to provide a density of 0.05 gpm/sq. ft. and connected to a sprinkler system compliant with Section P 2904. ”
12. Table R302.6 Dwelling-Garage Separation. Amended to read as follows:

<b>SEPARATION</b>	<b>MATERIAL</b>
From the residence and attics	Not less than 5/8-inch Type X gypsumboard or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation requiredby this section	Not less than 5/8-inch Type X gypsumboard or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot (approved by Zoning variance)	Not less than 5/8-inch Type X gypsum board or equivalent applied to the interiorside of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

13. Section R302.7 Under-stair protection. Amended to read as follows: “Enclosed space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 5/8-inch (15.9 mm) gypsum board.”
14. Section R302.13 Fire protection of floors. Amended to read as follows: “Floor assemblies, that are not required elsewhere in this code to be fire-resistance rated, shall be provided with a 5/8-inch (16 mm) gypsum wallboard membrane, 5/8-inch (16 mm) wood structural panel membrane, or equivalent on the underside of the floor framing member. Penetrations or openings for ducts, vents, electrical outlets, lighting, devices, luminaries, wires, speakers, drainage, piping and similar openings or penetrations shall

be permitted.

Exceptions:

1. Floor assemblies located directly over a space protected by an automatic sprinkler system in accordance with Section P2904 of this code, NFPA13D, or other approved equivalent sprinkler system.
  2. Floor assemblies located directly over a crawl space not intended for storage or for the installation of fuel-fired or electrical powered heating appliances.
  3. Portions of floor assemblies shall be permitted to be unprotected where complying with the following:
    - 3.1. The aggregate area of the unprotected portions does not exceed 80 square feet per story
    - 3.2. Fire blocking in accordance with Section R302.11.1 is installed along the perimeter of the unprotected portion to separate the unprotected portion from the remainder of the floor assembly.
  4. Wood floor assemblies using dimension lumber or structural composite lumber equal to or greater than 2-inch by 10-inch (50.8 mm by 254 mm) nominal dimension, or other approved floor assemblies demonstrating equivalent fire performance.”
15. Section R309.5 Garages and carports – fire sprinklers. Deleted in its entirety.
16. Section R309 Garages and Carports. Amended by adding a new subsection, R309.5 Spill containment, which reads as follows: “The sill of the doors between garages or carports and interior spaces of the home shall be raised not less than four (4) inches above the garage or carport floor.”
17. Section R310.1 Emergency escape and rescue openings required. Delete Exception No. 2 in its entirety.
18. Section R310.2.1 Minimum opening area (Emergency Escape and Rescue Openings) – Replace Title to “Minimum Clear Opening Area, Clear Width and Clear Height.” Amended to read as follows: Emergency escape and rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m<sup>2</sup>). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height of the opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (508 mm).

Exceptions:

1. Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m<sup>2</sup>).
2. Additions and remodeling with a ceiling height of eight (8) feet or less, may be provided with emergency escape and rescue openings with a minimum net clear

opening of 5.0 square feet.

3. Additions and remodeling with a ceiling height of eight (8) feet or less, may be provided with emergency escape and rescue openings with a minimum net clear height of twenty-two (22) inches.
19. Section R310.2.5 Replacement windows. Amend by replacing the Title to “Replacement window in existing openings”.
20. Section R313.2 One- and Two-family dwellings automatic fire sprinkler systems. Amend by replacing the Title and content to “Two-family dwellings automatic fire sprinkler systems.” An automatic residential fire sprinkler system shall be installed in two-family dwellings.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.
21. Section R313 One Family Dwellings. Amend by adding new Subsection R313.3 - An automatic residential fire sprinkler system shall be installed in one family dwellings when non-dimensional engineered flooring systems (i.e., End-jointed lumber, prefabricated wood I-Joists, structural composite lumber, or other non-dimensional floor framing products) are used throughout the home. Exceptions:
  1. An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.
  2. When 5/8” Type X gypsum board is used to protect non-dimensional engineered floor systems (i.e., end-jointed lumber, prefabricated wood I- joists, structural composite lumber, or other non-dimensional floor framing products) throughout the home.
  3. When non-dimensional floor members (i.e., end-jointed lumber, prefabricated wood I-joists, structural composite lumber, or other non- dimensional floor framing products) are protected with an approved intumescent paint product with application limited by Fire Chief or designee.
22. Section 314 Smoke Alarms. Amend by replacing the Title to “Smoke Alarms/ Heat Detectors”.
23. Section 314.1 General. Amend by adding the following sentence to the end of the existing sentence “Heat detectors shall comply with NFPA 72 and Section 314.”
24. Section R314.2.1 New Construction. Amend by replacing the Title to “New Construction – Smoke Alarms”. Code text to remain as published.
25. Section R314.2.2 New Construction. Amend by adding a new subsection Section R314.2.2 New Construction - Heat Detection, which reads as follows: “Heat detectors shall be provided in attached garages of new construction and garage additions in

accordance with this section”.

26. Section R314.2.2 Alterations, repairs, and additions. Re-number section to Section R314.2.3. Alterations, repairs, and additions. Amended by adding the following sentence to the end of the paragraph: “Wireless service must be Bluetooth and not Wi-Fi in order to limit service interruptions. Individual conditions to be reviewed by the inspector on the job.”
27. Section R314.3 Location. Amend by introducing a title heading only as follows:
28. Section R314.3 Location. Amend by renumbering this section and replacing the Title with “Section R314.3.1 Location – Smoke Alarms New Construction – Smoke Alarms”. Code text to remain.
29. Section R314.3 Location. Amend by adding a new subsection “Section R314.3.2 Location – Heat Detectors – Additions of Garages of New Construction” which reads as follows: “Heat detectors shall be provided in attached garages of new construction and garage additions in accordance with this section”.
30. Section R314.3.1 Installation near cooking appliances. Re-number section to Section R314.3.3. Installation near cooking appliances. Code text to remain as published.
31. Section R316 Foam plastic. Amended by adding a new subsection, R316.9 Weather protection, which reads as follows: “Insulation shall not be installed until the building envelope has been protected from weather.”
32. Section R320 Accessibility. Deleted in its entirety.
33. Section R321.3 Elevator and platform lift – accessibility. Amended to read as follows: “Elevators, Limited Use/ Limited Application Elevators or platform lifts that are part of an accessible route required by Title 71, Part 400 of the Illinois Administrative Code (the “Illinois Accessibility Code”) shall comply with ICC/ ANSI A117.1.”
34. Section R326 Swimming pool, Spa, and hot tubs. Deleted in its entirety.
35. Section R401.3 Drainage. Amended to read as follows: “Lots shall be graded to drain surface water away from foundation walls. The grade shall fall not fewer than 6 inches within the first 5 feet . Exception: Where lot lines, walls, slopes, or other physical barrier prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure surfaces within 10 feet of the building foundation shall be sloped not less than 2 percent away from the building or to meet the requirements of the Village Morton Grove Engineering Standards Manual or as approved by the building or engineering official.”

36. Section R402.1 Wood foundations. Deleted in its entirety.
37. Section R403 Footings. Amended by deleting all references to “wood foundations.”
38. Table R403.1(1), (2), & (3) Minimum Width and Thickness of Concrete Footings. Amended to read as follows:

	<b>LOAD-BEARING VALUE OF SOIL (psf)</b>			
	<b>1,500</b>	<b>2,000</b>	<b>3,000</b>	<b>≥ 4,000</b>
<b>Light-frame construction (inches)</b>				
1-story	19 x 8	18 x 8	18 x 8	18 x 8
2-story	23 x 8	18 x 8	18 x 8	18 x 8
3-story	26 x 8	20 x 8	18 x 8	18 x 8
<b>Light-frame construction with brick veneer (inches)</b>				
1-story	22 x 10	20 x 10	20 x 10	20 x 10
2-story	27 x 10	21 x 10	20 x 10	20 x 10
3-story	33 x 11	24 x 10	20 x 10	20 x 10
<b>Cast-in-place concrete or fully grouted masonry wall construction (inches)</b>				
1-story	26 x 10	20 x 10	20 x 10	20 x 10
2-story	36 x 13	27 x 10	20 x 10	20 x 10
3-story	44 x 17	33 x 12	22 x 10	20 x 10

39. Figure R403.1 (1) Concrete and Masonry Foundation Details. Amended by including the following statement: “Monolithic trench thickened slabs are allowed for detached structures. Monolithic trench thickened slabs for detached structure shall be a minimum of 10 inches deep and 20 inches wide. Attached structures may be constructed with a monolithic trench footing of not less than 16 inches wide or a bell footing of 12 inches increasing to 20 inches at the base, to a depth of 42 inches below grade. Screened porch or roofed-over porch footings may be designed as individual pier footings but shall be sized to support the imposed loads and extend to the minimum frost depth dimension of 42 inches below grade. Porches with glazed panels or windows, such as three season rooms, shall be supported on a full footing and foundation.”
40. R403.1.1 Minimum size. Amended to read as follows: “Minimum sizes for concrete and masonry footings shall be as set forth in amended Table R403.1(1) thru R403.1(3) and Figure R403.1(1) or R403.1.3 of this code. The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least eight (8) inches (203 mm) in thickness, T, for light-frame construction and 10 inches (254 mm) in thickness, T, for light-frame construction with brick veneer construction. Footing projections, P, shall be at least two (2) inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1 of this code. Column footings shall have a minimum area of 6.25 sq. ft. and a minimum depth of 12 inches. Footings for precast foundations shall be in accordance with Section R403.4.”

41. Section 403.1.4. Frost protection (Minimum Depth Footings). Amended by deleting method no. 2 and re-numbering no. 3 and 4 to nos. 2 and 3 respectively.
42. Section R403.3 Frost-protected shallow foundations. Deleted in its entirety.
43. Section 404.1.8 Rubble stone masonry. Deleted in its entirety.
44. Table 404.1.2(1) Minimum Horizontal Reinforcement for Concrete Basement Walls. Amended to read as follows:

<b>MAXIMUM UNSUPPORTED HEIGHT OF BASEMENT WALL (feet)</b>	<b>LOCATION OF HORIZONTAL REINFORCEMENT</b>
≤8	Two No. 5 bars within 12 inches of the top and bottom of the wall story and one No. 4 bar near mid-height of the wall story.
>8	Two No. 5 bars within 12 inches of the top and bottom of the wall story and one No. 4 bar near third points in the wall story.

45. Section 404.2 Wood foundation walls. Deleted in its entirety.
46. Section 404.1.3.3.7 Reinforcement. Amended by adding new subsection, R404.1.2.3.7.9 Steel dowel bars, which reads as follows: “Provide steel dowel bar anchorage for porch and terrace slabs, concrete or masonry steps and concrete area walls which adjoin foundation walls. For shallow foundations adjacent to a basement and for attached garages, embed four ½-inch round hooked bars, four feet long, into the main wall, two near the top, and two near the bottom of the attached wall. For intersecting walls of additions to existing structures, provide ½-inch round bars, 24 inches long, spaced 18 inches on center vertically and embedded not less than 4 inches.”
47. Section R405.2 Wood foundations. Deleted in its entirety.
48. Section R406.3 Damp proofing for wood foundations. Deleted in its entirety.
49. Section R504 Pressure Preservative-Treated Wood Floors (On Ground). Deleted in its entirety.
50. Section R506.2.3 Vapor retarder. Exception Number 1 is amended to read as follows: “Detached garages, utility building and other unheated accessory structures.”
51. Section R602.10.4.3 Braced wall panel interior finish material. Amended to read as follows: “Braced wall panels shall have gypsum wall board installed on the side of the

wall opposite the bracing material. Gypsum wall board shall be not less than 5/8 inch (16mm) in thickness and be fastened with nails or screws in accordance with Table R602.3(1) for exterior sheathing or Table R702.3.5 for interior gypsum wall board. Spacing of fasteners at panel edges for gypsum wall board opposite Method LIB bracing shall not exceed 8 inches (203 mm). Interior finish material shall not be glued in Seismic Design Categories D0, D1 and D2.

Exceptions:

1. Interior finish material is not required opposite wall panels that are braced in accordance with Methods GB, BV-WSP, ABW, PFH, PFG and CS-PF, unless otherwise required by Section R302.6.
2. An approved interior finish material with an in-plane shear resistance equivalent to gypsum board shall be permitted to be substituted, unless otherwise required by Section R302.6.
3. Except for Method LIB, gypsum wall board is permitted to be omitted provided the required length of bracing in Tables R602.10.3(1) and R602.10.3(3) is multiplied by the appropriate adjustment factor in Tables R602.10.3(2) and R602.10.3(4) respectively, unless otherwise required by Section R302.6.

52. Table R702.3.5 Minimum Thickness and Application of Gypsum Board and Gypsum Panel Products. Amended to read as follows:

Thickness of Gypsum Board or Gypsum Panel Products (inches)	Application	Orientation of Gypsum Board or Gypsum Panel Products to Framing	Maximum Spacing of Framing Members (inches o.c.)	Maximum Spacing of Fasteners (inches)		Size of Nails for Application to Wood Framing
				Nails A	Screws b	
Application without adhesive						
5/8	Ceiling	Either direction	16	7	12	13 gage, 1 5/8” long, 19/64” head; 0.098” diameter, 1 3/8” long, annular-ringed; 6d cooler nail, 0.092” diameter, 1 7/8” long, ¼” head; or gypsumboard nail, 0.0915” diameter, 1 7/8” long, 19/64” head.
	Ceiling	Perpendicular	24	7	12	
	Type X at garage ceiling beneath habitable rooms	Perpendicular	24	6	6	1 7/8 “ long 6d coated nails or equivalent drywall screw. Screws shall comply with Section R702.3.5.1.

	Wall	Either direction	24	8	12	13 gage, 1 5/8" long, 19/64" head; 0.098" diameter, 1 3/8" long, annular-ringed; 6d cooler nail, 0.092" diameter, 1 7/8" long, 1/4" head; or gypsumboard nail, 0.0915" diameter, 1 7/8" long, 19/64" head.
	Wall	Either direction	16	8	16	
<b>Application with adhesive</b>						
5/8	Ceiling	Either direction	16	16	16	Same as above for 5/8" gypsum board and gypsum panel products, respectively
	Ceiling <sup>d</sup>	Perpendicular	24	12	16	
	Wall	Either direction	24	16	24	

For SI: 1 inch = 25.4 mm

- For application without adhesive, a pair of nails spaced not less than 2 inches apart or more than 21/2 inches apart shall be permitted to be used with the pair of nails spaced 12 inches on center.
- Screws shall be in accordance with Section R702.3.5.1 of this code. Screws for attaching gypsum board or gypsum panel products to structural insulated panels shall penetrate the wood structural panel facing not less than 7/16 inch.
- Where cold-formed steel framing is used with a clinching design to receive nails by two edges of metal, the nails shall be not less than 5/8 inch longer than the gypsum board or gypsum panel product thickness and shall have ringed shanks. Where the cold-formed steel framing has a nailing groove formed to receive the nails, the nails shall have barbed shanks or be 6d, 13 gage, 17/8-inches long, 15/64-inch head for 5/8-inch gypsum board or gypsum panel products.
- On ceiling installations to receive a water-based texture material, either by hand or spray applied, the gypsum board or gypsum panel product shall be applied perpendicular to framing.

53. Table R702.3.6 Shear Capacity for Horizontal Wood-framed Gypsum Board Diaphragm Ceiling Assemblies. Amended to read as follows:

<b>MATERIAL</b>	<b>THICKNESS OF MATERIAL (min.) (inch)</b>	<b>SPACING OF FRAMING MEMBERS (max.) (inch)</b>	<b>SHEAR VALUE<sup>a, b</sup> (plf of ceiling)</b>	<b>MINIMUM FASTENER SIZE<sup>c, d</sup></b>
Gypsum board or gypsum panel products	5/8	16 o.c.	90	6d cooler or wallboard nail; 1 7/8-inch long; 0.092-inch shank; 1/4-inch head



Gypsum board or gypsum panel products	5/8	24 o.c.	70	6d cooler or wallboard nail; 1 7/8-inch long; 0.092-inch shank; 1/4-inch head
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For SI: 1 inch = 25.4 mm, 1 pound per linear foot = 1.488 kg/m.

- a. Values are not cumulative with other horizontal diaphragm values and are for short-term loading caused by wind or seismic loading. Values shall be reduced 25 percent for normal loading.
  - b. Values shall be reduced 50 percent in Seismic Design Categories D0, D1, D2 and E.
  - c. 1 1/4-inch, #6 Type S or W screws shall be permitted to may be substituted for the listed nails.
  - d. Fasteners shall be spaced not more than 7 inches on center at all supports, including perimeter blocking, and not less than 3/8 inch from the edges and ends of the gypsum board.
54. Section R702.3.7 Water-resistant gypsum backing board. Amended to read as follows:  
 “Gypsum board used as the base or backer for adhesive application of ceramic tile or other required nonabsorbent finish material shall conform to ASTM C 1178, C 1278 or C 1396. Use of water-resistant gypsum backing board shall be permitted on ceilings where framing spacing does not exceed sixteen (16) inches (406 mm) for 5/8-inch thick (16mm) gypsum board. Water-resistant gypsum board shall not be installed over a Class I or II vapor retarder in a shower or tub compartment. Cut or exposed edges, including those at wall intersections, shall be sealed as recommended by the manufacturer.
55. Section R702.3.7.1 Limitations. Water-resistant gypsum backing board shall not be used where there will be direct exposure to water, or in areas subject to continuous high humidity.”
56. Section R703.9 Exterior insulation and finish system (EIFS)/EIFS with drainage.  
 Replace the title with “Exterior insulation and finish system (EIFS) with drainage.  
 Amended the section as follows; “Exterior insulation finishing systems (EIFS) must be drainable systems. Exterior insulation and finishing systems with drainage shall comply with new renumbered Section R703.9.1.” (see below).
57. Section R703.9.1 Exterior insulation and finish system (EIFS). – Delete this section in its entirety.
58. Section R703.9.2 Exterior insulation and finish system (EIFS) with drainage. Amend this Section by renumbering it as R703.9.1.
59. Chapter 11 – Energy Efficiency. This Chapter is retained for Reference purposes only. For purposes of compliance, the proposed new work and replacement must meet the by Title 71, Part 600 of the Illinois Administrative Code (the “Illinois Energy

Conservation Code).”

60. Chapter 25 – Plumbing Administration; Chapter 26 – General Plumbing Requirements; Chapter 27 – Plumbing Fixtures, and Chapter 28 – Water Heaters. Deleted in their entirety. The provisions of Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”) amended per Morton Grove Ordinance 16-01 (3-28-16)
61. Chapter 29 – Water Supply and Distribution. Sections P2901 through P2903 and Sections P2905 through P2913 are deleted in their entirety. The provisions of Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”) amended per Morton Grove Ordinance 16-01 (3-28-16).
62. Section P2904.1.1 – Required sprinkler locations. Amended to read as follows:

“Sprinklers shall be installed to protect all areas of a dwelling unit.  
Exceptions for single -family dwelling units only:

  1. When solid dimensional lumber is used to construct the floor-framing systems (i.e., 2”x members);
  2. When type X 5/8” gypsum board is used to protect non-dimensional engineered floor systems (i.e., end-jointed lumber, prefabricated wood I- joists, structural composite lumber, or other non-dimensional floor framing products) throughout the home; or
  3. When non-dimensional floor members (i.e., end-jointed lumber, prefabricated wood I-joists, structural composite lumber, or other non- dimensional floor framing products) are protected with an approved intumescent paint product with application limited by Fire Chief or designee.

Exceptions A, B, and C shall not apply to additions to an existing building where it is currently equipped with a fire sprinkler.

When the requirements of Exceptions A, B or C, above, are not chosen, sprinklers are required to protect all areas of a dwelling unit, except as follows:

1. Attics, crawl spaces and normally unoccupied concealed spaces that do not contain fuel-fired appliances do not require sprinklers. In attics, crawl spaces and normally unoccupied concealed spaces that contain fuel-fired equipment, a sprinkler shall be installed above the equipment; however, sprinklers shall not be required in the remainder of the space.
2. Clothes closets, linen closets and pantries not exceeding 24 square feet (2.2 m<sup>2</sup>) in area, with the smallest dimension not greater than 3 feet (915 mm) and having wall and ceiling surfaces of gypsum board.

3. Bathrooms not more than 55 square feet (5.1 m<sup>2</sup>) in area.
4. Other areas:
  - a. Single Family Detached only - Garages; carports; exterior porches; unheated entry areas, such as mud room, that are adjacent to an exterior door; and similar areas.
  - b. For Attached Single Family Townhomes and Group Homes, protected areas per requirements of NFPA 13D. NFPA 13D fire sprinkler systems shall have dry head coverage in the garage. CPVC shall not be permitted to be exposed.”
63. Section P2904.2.3 – Freezing areas. Amend the first sentence to read as follows;  
“Piping shall be protected from freezing per NFPA 13 D Section 8.3.2.”
64. Section P2904.8 Inspections No. 8 Amend this section by adding this sentence to the end of the paragraph; “The piping system is tested per NFPA 13 D Chapter 4 General Requirements.”
65. Chapter 30 – Sanitary Drainage; through Chapter 33 – Storm Drainage. Deleted in their entirety. The provisions of Title 77, Part 890 of the Illinois Administrative Code (the “Illinois Plumbing Code”) amended per Morton Grove Ordinance 16-01 (3-28-16)
66. Chapter 34 – General Requirements through Chapter 40 – Devices and Luminaries. Deleted in their entirety. The provisions of the 2011 National Electric Code as adopted and amended.
67. Chapter 42 – Swimming Pools. Delete this Section in its entirety.
68. Chapter 43 – Class 2 Remote-control, signaling and power-limited circuits. Delete this Section in its entirety.
69. Chapter 44 – Referenced Standards. The text under the heading “NFPA” is amended to read as follows: “Pursuant to the Village’s home rule authority, the National Fire Protection Association (NFPA) Codes and Standards that are referenced in Chapter 44 of this code are adopted in their entirety. Also adopted is the most current version of all other NFPA codes and standards that pertain to fire prevention, fire protection systems, and life safety as determined by the Building Official, Fire Chief, or his designee. The standards of the NFPA not referenced in the adopted codes shall be applied only as advisory in nature to the fire chief to assist in the administration of the fire department.
70. Appendices. The following appendices are adopted in their entirety - If there is a discrepancy between the code and the appendix, the code will govern:

Appendix A: Sizing and Capacities of Gas Piping

Appendix B: Sizing of Venting Systems Serving Appliances Equipped with Draft Hoods, Category I Appliances, and Appliances Listed for Use with Type B Vents

Appendix C: Exit Terminals of Mechanical Draft and Direct-vent Venting Systems  
Appendix D: Recommended Procedure for Safety Inspection of an Existing Appliance Installation  
Appendix E: Manufactured Housing Used as Dwellings  
Appendix F: Radon Control Methods  
Appendix O: Automatic Vehicular Gates

C. The International Existing Building Code is hereby amended as follows:

1. Section 101.1 Title. Amended to read as follows: "These regulations shall be known as the Existing Building Code of the Village of Morton Grove, Cook County, Illinois (the "Village") herein referred to as 'this code.'"
2. Section 102.4 Referenced codes and standards. Amended to read as follows: "The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and the referenced standards, the provision of this code shall apply. The following codes and standards are not adopted by reference and thus are not considered a part of this code.  
IPC-2018 International Plumbing Code"
3. Section 105.2 Work exempt from permit. Deleted in its entirety. Refer to the Morton Grove Municipal Code in this Title for requirements.

D. The International Fuel Gas Code is hereby amended as follows:

1. Section 101.1 Title. Amended to read as follows: "These regulations shall be known as the Fuel Gas Code of the Village of Morton Grove, Cook County, Illinois (the "Village") herein referred to as 'this code.'"
2. Section 102.8 Referenced codes and standards. Amended to read as follows: "The codes and standards referenced in this code shall be those that are listed in Chapter 8 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply.  
  
Exception: Where enforcement of a code provision would violate the conditions of the listing of the equipment or appliance, the conditions of the listing and the manufacturer's installation instructions shall apply. The following codes and standards are not adopted by reference and thus are not considered part of this code.
  1. IPC-2006 International Plumbing Code.
  2. IPSDC-2012 International Private Sewage Disposal Code.
  3. IWUIC-2012 International Wildlife-Urban Interface Code.
  4. IZC-2012 International Zoning Code."
3. Section 108.4 Violation penalties. Deleted in its entirety.
4. Section 108.5 Stop work orders. Deleted in its entirety.
5. Section 109.1 Application for appeal. Deleted in its entirety.
6. Section 109.2 Membership of board. Deleted in its entirety.
7. Section 109.3 Notice of meeting. Deleted in its entirety.

8. Section 109.4 Open hearing. Deleted in its entirety.
9. Section 109.5 Postponed hearing. Deleted in its entirety.
10. Section 109.6 Board decision. Deleted in its entirety.

E. The International Mechanical Code is hereby amended as follows:

1. Section 101.1. Title. Amend this section to read as follows: "These regulations shall be known as the Mechanical Code of the Village of Morton grove, Cook County, Illinois (the "Village"), herein referred to as "this code."
2. Section 102.8 Referenced codes and standards. Amended to read as follows: "The codes and standards referenced in this code shall be those that are listed in Chapter 15 of this code, and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and referenced standards, the provisions of this code shall apply. The following codes and standards are not adopted by reference and thus are not considered part of the requirements of this code:  
IPC 2018 International Plumbing Code"
3. Section 106.2 Permits not required. Delete this section in its entirety. Refer to the Morton Grove Municipal Code for requirements per this Title.
4. Section 108.4 Violation penalties. Amended to read as follows: "Persons who violate a provision of this code or shall fail to comply with any of the requirement thereto or who shall erect, alter, install, or repair mechanical work in violation of the approved construction documents or directive of the code official, or a construction permit, or certificate issued under the provision of this code shall be subject to penalties as provided in Title 10-1-8 of the Morton Grove Municipal Code."

F. The International Energy Conservation Code is hereby amended as follows:

1. Section C101.1 Title. Amended to read as follows: "These regulations shall be known as the Energy Conservation Code of the Village of Morton Grove, Cook County, Illinois (the "Village") as amended by the State of Illinois and mandated as Title 71: Public Buildings, Facilities, and Real Property Part 600 of the Illinois Administrative Code (the "Illinois Energy Conservation Code") and shall be cited as such and will be referred to herein as "this code.""
2. Section R101.1 Title. Amended to read as follows: "These regulations shall be known as the Energy Conservation Code of the Village of Morton Grove, Cook County, Illinois (the "Village") as amended by the State of Illinois and mandated as Title 71: Public Buildings, Facilities, and Real Property Part 600 of the Illinois Administrative Code (the "Illinois Energy Conservation Code") and shall be cited as such and will be referred to herein as "this code.""

1. Residential Garages and Driveways:

- (1) Detached Frame Garages: Floors shall be at least four inches (4") of wire reinforced concrete on five-inch (5") sand or gravel fill; all sod and vegetation shall be removed.
- (2) Roof Overhang: Roof overhang shall not exceed twenty percent (20%) of the side yard width. For required side yard widths see title 12, "Unified Development Code", of this code.

8. Driveways:

- (1) Driveways inside lot lines shall be constructed using concrete with a minimum five-inch (5") thickness and one layer of six inch by six inch (6" x 6") 10-10 woven wire mesh. Driveway aprons and public sidewalks used as part of the driveway shall be constructed with a minimum six-inch (6") thickness; reinforcing is not allowed in the apron. Driveways shall be pitched to prevent water runoff onto adjacent property.
- (2) Concrete shall be placed over well compacted undisturbed soil with all topsoil, vegetation, large rocks, and other non-compactable debris removed. A minimum four-inch (4") thickness of well compacted granular fill (CA-6 or better) shall be used where adequate undisturbed soil is not found.
- (3) Concrete shall have a minimum compressive strength of four thousand (4,000) psi at twenty-eight (28) days (6-bag mix). Control joints shall be tooled or saw cut into the concrete.
- (4) Expansion joints, equal in depth to the new concrete, shall be placed between new concrete and any existing concrete or masonry. Driveway entrances from a street shall be over a depressed curb and gutter for the entire driveway width. When required, the existing curb and gutter shall be completely removed and replaced with a depressed curb and gutter.
- (5) In lieu of concrete, asphalt with a minimum two and one-half inch (2 1/2") thickness (2 inch compressed) laid over a minimum six inch (6") thick crushed stone base may be used.

9. Central Air Conditioning Compressor And Heat Pump Installation, Replacement, Or Relocation:

- (1) On one- and two-family residential properties, the compressor and/or fan unit shall be located on a concrete pad in the rear yard adjacent to the principal structure; locations in required side yards are prohibited. Compressors and/or fan units shall not be located in required front yards, or in front of a line drawn through that part of the front facade of the principal structure closest to and paralleling the front property line. On corner lots, the compressor and/or fan unit shall not be located in the required side yard abutting a street, or in front of a line drawn through that part of the facade of the principal structure closest to and paralleling the side property line. Compressors and heat pumps shall be screened from view from streets adjacent to the lot. Screening shall consist of building walls and/or closely planted evergreens and other non-deciduous shrubbery.

- (2) On other properties abutting one- and two-family residential lots, compressors and/or fan units shall be located at least thirty feet (30') from the lot line abutting residential property.
- (3) In any zoning district, the installation of an air conditioning compressor and/or heat pump on the roof of a structure shall be allowed, provided the structure is designed to support the additional load. Roof mounted equipment shall be screened from view from streets adjacent to the lot.
- (4) Installation and location of air conditioning systems equipped with water cooled condensers shall conform to section 7-4-8 of this code.

10. Wood Shingles And Wood Shakes: Wood shingles and wood shakes used as a roof covering material shall be class A or class B fire resistant rated and listed by a recognized testing agency.

### **10-1-3: BUILDING PERMIT PROVISIONS**

A. Required: It is hereby required that a permit be obtained in advance and that all other requirements of the building code, and other relative and applicable ordinances be complied with whenever a building or structure, or part or appurtenance thereof, located within the Village is erected, installed, altered, converted, remodeled, structurally repaired, moved, demolished, or its use or occupancy established, modified, or changed.

Subject to the provisions hereinafter set out in this section, no electrical or plumbing work, wherein a permit is required under this section, shall be performed by any person other than a registered electrician and registered plumber, respectively. The resident owner of a single-family dwelling may perform such work on their property, provided that such resident owner shall conform to the technical and workmanship standards of the building codes.

B. Sealed Structural Drawings:

- 1. Structural plans and specifications for multi-family residential, commercial, and industrial buildings shall bear the seal of an Illinois licensed architect or structural engineer as required by the "Illinois architecture act" and "Illinois structural engineering act".
- 2. Structural plans and specifications for habitable spaces in one- and two-family dwellings, and non-habitable accessory buildings over twenty thousand dollars (\$20,000.00) in value shall bear the seal of an Illinois licensed architect or structural engineer. Information required with the seal, including necessary signatures and dates, shall comply with the "Illinois architecture act" and "Illinois structural engineering act".

C. Change Of Use: No change of use or occupancy shall be made in any building or structure that is not consistent with the last issued permit or certificate of occupancy for such building or structure.

D. Revocation: The building commissioner or the Village president may revoke a permit or approval issued in the event of any noncompliance or violation of the provisions hereof, or in the event there has been any false statement or misrepresentation as to a material fact in the application or plans on which the permit or approval was based.

- E. Commencement: Construction authorized by a valid building permit shall commence within six (6) months from the date of permit issuance. Once started, construction shall proceed in a diligent and workmanlike manner until all work authorized by the permit is completed, and where required, a certificate of occupancy is issued.

In residential zoning districts, roof coverings and exterior wall coverings shall be completed within six (6) months from start of construction. In all other zoning districts, roof coverings and exterior wall coverings shall be completed within twelve (12) months from start of construction. Requests for extensions to the above time limits may be granted by the building commissioner upon receipt of a written request from the permit holder and a determination that the variation or extension is valid under the circumstances.

F. Surveys:

1. Where a grading plan was required as part of the building permit, a final topographical survey shall be furnished by the applicant after the final grading is completed. The final topographical survey shall indicate the finished grade elevations at the identical points shown on the approved grading plan.

**10-1-4: CONSTRUCTION ACTIVITY RESTRICTIONS**

- A. Use Of Streets: The use of streets for the storage of materials in the process of construction or alteration of a building or structure may be granted where the same will not unduly interfere with traffic and will not reduce the usable width of the roadway to less than eighteen feet (18'). No portion of the street other than that directly abutting on the premises on which work is being done shall be used, excepting with the consent of the owner or occupant of the premises abutting on such portion. Any person seeking to make such use of the street shall file an application for a permit therefor, together with a bond with sureties to indemnify the Village for any loss or damage which may be incurred by such occupation.
- B. Night Operations: Construction generating loud noises shall be limited to the hours between seven o'clock (7:00) A.M. to six o'clock (6:00) P.M. Monday through Friday; eight o'clock (8:00) A.M. to six o'clock (6:00) P.M. Saturday; and shall be prohibited on Sunday and on the following holidays: New Year's Day (January 1), Memorial Day (fourth Monday in May), Independence Day (July 4), Labor Day (first Monday in September), Veterans Day (November 11), Thanksgiving Day (fourth Thursday in November), and Christmas Day (December 25) except in cases of emergency or necessity in the interest of public health and/or safety, and then only with a permit granted by the building commissioner or his/her designee. Prohibited noise from do-it-yourself projects performed by the homeowner will be exempt from seven o'clock (7:00) A.M. until eight o'clock (8:00) P.M. Monday through Saturday and on Sundays and holidays from nine o'clock (9:00) A.M. until eight o'clock (8:00) P.M.
- C. Sidewalks: No sidewalks shall be obstructed in the course of building construction or alteration without a special permit; and whenever removal of a sidewalk is required in such work, a special permit shall be obtained.
- D. Safeguards: It shall be the duty of the person doing any construction, altering, or wrecking work in the Village to do the same with proper care for the safety of persons and property. Warnings, barricades, and lights shall be maintained whenever necessary for the protection of



pedestrians or traffic; and temporary roofs over sidewalks shall be constructed whenever there is danger from falling articles or materials to pedestrians.

#### **10-1-5: DEMOLITION AND CONSTRUCTION WASTE**

- A. All residential, commercial, and industrial sites where demolition, construction, or remodeling is underway shall have a roll-off type waste receptacle for depositing all construction waste and related non-garbage trash.
- B. Roll-off type waste receptacles shall be located on private property. Location of the receptacle shall not block egress doors or fire lanes.
- C. Where space does not allow locating the receptacle on private property, the receptacle may be placed in the public right of way provided the receptacle:
  - 1. Does not block the public street;
  - 2. Does not block a fire hydrant;
  - 3. Is located in a legal parking space if parked on a street;
  - 4. Is parked twelve inches (12") or less from the curb;
  - 5. Has sufficient reflective stripes and lighting to identify the receptacle to motorists and pedestrians.

#### **10-1-6: DAMAGED BUILDINGS**

- A. Construction Work: No person shall remodel or reconstruct any building or structure, which has been damaged or injured or become decayed to the extent of fifty percent (50%) of its total value.
- B. Committee To Determine Damage: In the case of any decay, damage, or injury to any such building, where a permit to reconstruct is sought, the president shall appoint an impartial person, who together with the building commissioner and the owner of the damaged building shall act as a committee to determine the extent of damage done. If this committee shall determine that the building is damaged to the extent of fifty percent (50%) of its value, no permit for reconstruction or remodeling shall be issued.

#### **10-1-7: GRADE STANDARDS**

- A. General Lot Grade Maximums: No lot shall be graded in such a manner as to raise the grade of such lot to any point higher than a continuous grade level between the grade of the lots on either side abutting such lot. No person shall change the grade of a vacant lot by depositing dirt, refuse, garbage, or material of any nature whatsoever, without the approval of the building commissioner. If such change of grade shall take place without such approval, the owner or person in control shall be directed by the building commissioner to restore the grade of said lot. If, after ten (10) days' notice, such restoration shall not have been made, the Village authority may enter upon said lot and restore the grade and bill the owner for the cost of restoring the grade. If such bill is not paid, the cost of restoration shall be collected in an appropriate action brought by the Village in any court of competent jurisdiction.
- B. Foundation Grades And Rules:
  - 1. All foundation grades shall be established in such a manner as to achieve the free, natural, and unobstructed flow of surface water.

2. The Village engineer shall from time to time promulgate detailed rules not inconsistent with this section, for the purpose of determining foundation grades. Such rules shall become effective by filing same in the office of the Village clerk and shall then have the force and effect as an ordinance of the Village.
  3. Every application for a building permit shall show the foundation grade and set forth a grading plan for the proposed construction, determined in accordance with the section and rules established pursuant thereto. No building permit shall be issued unless such foundation grade and grading plan is in accordance with the provisions of this section and rules issued hereunder.
- C. Subdivision Grade Plans: The provisions of this section shall be supplemental to the requirements of title 12, "Unified Development Code", of this code respecting any subdivision approved pursuant to the provisions of title 12 of this code. No building permit shall be issued by the building commissioner unless he has on file an approved lot grading plan for such subdivision.
- D. Conformity With Lot Grading Plan:
1. Every building constructed in a location for which a lot grading plan is on file, pursuant to the provisions of subsection C of this section shall conform to said lot grading plan.
  2. If, during construction of any building, the Village engineer finds that nonconformity with the lot grading plan on file is causing or is likely to cause flooding of any adjoining lot, the engineer may issue a written order requiring compliance with such grading plan within ten (10) days. If such order is not complied with, the Village engineer may issue an order stopping all work on such building.
- E. Compliance Required Prior To Occupancy Permit: No occupancy permit or other indication of approval of new construction shall be issued or given by the building commissioner unless and until all grade requirements set forth in this section have been met.
- F. Altering Grade Levels: No grades within the Village shall be disturbed or otherwise altered, except as allowed pursuant to a permit issued by the building commissioner. No person shall during the cause of construction alter or permit or cause to be altered the grade of any lot in any manner which will permit or cause the draining of said lot in a manner to cause flooding on an adjoining lot or otherwise change or divert the natural flow of water in a manner deleterious to any other property.

#### **10-1-8: PERMIT AND RELATED FEES AND DEPOSITS**

- A. Fees.
- a. Permit and related fees required pursuant to Title 10 of this Code including without limitation fees for Building Permits, Electrical Permits, Plumbing Permits Elevator Permits Right of Way Permit, Plan Review fees, additional and extraordinary Inspection fees (the initial inspection and 1 reinspection are included in the base permit fee), Consulting and Engineering Service fees are hereby established as set forth in Title 1, Chapter 11 of this Code.
  - b. If a permit is applied for, but is not subsequently issued, the applicant and the property owner shall be jointly and severally pay fees as established and set forth in Title 1, Chapter 11 of this Code.
- B. Right of Way Deposits.

- a. At the time a right of way permit is issued, funds shall be deposited with the Village to repair street, sidewalk, or other right of way damage during construction which is not repaired by the contractor to Village standards. The amount deposited shall be determined in accordance with section 7-9-10 of this code and where applicable, as set forth in Title 1, Chapter 11 of this Code.
  - b. At time of issuance of the certificate of occupancy, or within thirty (30) days of completion of work where a certificate of occupancy is not required, the contractor shall present the deposit receipt to the building department for a refund of unused funds placed on deposit. Deposited funds will not be refunded until the restoration of street, sidewalk, or right of way is approved by the director of public works or Village engineer in accordance with section 7-9-10 of this code.
- C. Payment Due.
  - a. Unless set forth otherwise in this Code, permit and related fees shall be paid by the applicant or permit holder at the time the permit is issued.
  - b. If architectural plans are required for permit review a deposit as set forth in Title 1 Chapter 11 of this Code shall be paid at the time the application is submitted.
  - c. Unless set forth otherwise in this Code, fees for consulting, engineering, inspections, and other third-party inspection services as set forth in Title 1 Chapter 11 of this Code shall be paid by the applicant or permit holder as determined by the Building Commissioner or designee.
  - d. Fees for unissued permits and related plan review, inspection and other fees associated with said unissued permit shall be paid 30 days after the application is rejected, withdrawn, or deemed abandoned by the Building Commissioner or designee.

#### **10-1-9: PENALTIES**

- C. Any person who violates a provision of this Title or fails to comply with any of the requirements hereof; or who shall erect, construct, alter or repair, or have erected, constructed, altered, or repaired a building or structure, or portion thereof, in violation of a detailed statement or plan submitted and approved hereunder or of a permit shall be assessed a fine as set forth in Title 1 Chapter 4 of this Code.
- D. The owner of a property, building or structure or portion thereof, who allowed, knew or should have known of that a violation of this Title has occurred, and any architect, engineer, builder, contractor, agent, person, or corporation employed in connection therewith and who assisted in the commission of such violation shall be assessed a fine for said violation as set forth in Title 1 Chapter 4 of this Code. A separate violation shall be deemed committed on each day during or on which a violation occurs or continues. In addition to the penalties herein prescribed, the corporate authorities may institute an appropriate action or proceeding at law or in equity to restrain, correct or remove such violation, or the execution of work thereon, or to restrain or correct the erection or alteration of, or to require the removal of, or to prevent the occupancy or use of, the building or structure or part thereof erected, constructed or altered, in violation of or not in compliance with the provisions herein or with respect to which the requirements hereof, or of any order or direction made pursuant to provisions contained herein, shall not have been complied with.

SECTION 4: Title 10 entitled “Building and Construction Regulations, Chapter 2, entitled “Electrical Regulations,” of the Municipal Code of the Village of Morton Grove is hereby amended in its entirety to read as follows:

## **Chapter 10-2 ELECTRICAL REGULATIONS**

### **10-2-1: ELECTRICAL CODE ADOPTED**

### **10-2-2: CODE AMENDMENTS**

#### **10-2-1: ELECTRICAL CODE ADOPTED**

There is hereby adopted for the purpose of prescribing regulations governing installation, alteration, and use of electrical equipment in the Village that certain code known as national electrical code, NFPA 70, 2011 edition, as published by the National Fire Protection Association.

The said national electrical code, NFPA 70, 2011 edition, except as herein stated or modified, shall constitute by reference the electrical code of the Village of Morton Grove.

If any provision of the national electrical code, NFPA 70, 2011 edition, is in conflict with any provision of any code, ordinance, rule, or regulation of the Village, the code, ordinance, rule, or regulation shall prevail and the conflicting provision of the national electrical code, NFPA 70, 2011 edition, shall have no force or effect.

#### **10-2-2: CODE AMENDMENTS**

The electrical code adopted above is hereby amended or modified as hereinafter set forth:

1. Article 100 Definitions. (Add the following definitions)
  - a. Alter: shall mean to make different, modify, or vary.
  - b. Electric Vehicle Supply Equipment (EVSE): The apparatus installed specifically for the purpose of transforming energy between the premises wiring and the Electric Vehicle.
  - c. EV-Capable Space: a dedicated parking space with electrical panel capacity and space for a branch circuit dedicated to the EV parking space that is not less than 40-ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-ready spaces, a single branch circuit is permitted.
  - d. EV-Ready Space: a designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240 volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.
  - e. Repair: shall mean to restore to a good operating condition as in the original state, without alteration.
2. Article 110.24 Identification of the electrical contractor. (Add this section). The name of the electrical contractor performing the work on all new electrical services shall be displayed on the service panel cover.
3. Article 210.50 III Required Outlet. (Amend by adding the following). Commercial or industrial office areas shall have receptacles installed within six feet of doorways and every twelve feet on wall spaces two feet or greater in length.

4. Article 210.8 Ground-Fault Circuit-Interrupter Protection for Personnel. (Amend section (A) by adding). When feed through GFCI receptacles are used, they shall feed only receptacles on the same floor.
5. Article 210.8(B). Ground-Fault Circuit-Interrupter Protection for Personnel. (Amend by adding the following). Bathroom switches and receptacles shall not be located within 30 inches measured horizontally, from the outside edge of a bathtub, whirlpool tub, shower, or similar fixture. This requirement shall not apply to sink basins. Wall mounted lighting fixtures shall not be located within 30 inches measured horizontally, from the outside edge of a bathtub, whirlpool tub, shower or similar fixture unless provided with GFCI protection.
6. Article 210.52(A) General Provisions. (Amend by adding the following). Countertop and work bench areas, other than kitchen counter tops shall be served by at least one receptacle for every six feet of length or fraction thereof.
7. Article 230 Services. (Amend by adding section 230.1(A)). All services shall be installed with an outdoor disconnecting means capable of being secured to prevent tampering. Services that are 200 amps or less shall have a single main disconnect. Multiple disconnects in a common enclosure shall be permitted for services greater than 200 amps.
8. Article 230 Services. (Amend by adding section 230.1(B)). System design drawings shall be submitted for all services greater than 200 amps at the time of permit application.
9. Article 230 Services. (Amend by adding section 230.11 Service Entrance Conductors).
  - a. Service entrance conductors shall be installed in rigid metal conduit, intermediate metal conduit or rigid nonmetallic conduit.
  - b. The use of a subpanel shall require the written approval of the Director of inspectional services or his/her designee after submission and approval of complete load calculations.
  - c. All service conductors shall be installed underground unless special permission is granted by the director of inspectional services.
  - d. In new residential construction the electrical service shall have a minimum rating of 200 amps and an electrical distribution panel sized for 40 circuits. An interior disconnecting means shall be provided in addition to the exterior disconnect. Fuse box pullouts shall not be used as a service disconnect.
  - e. Exception: Electric service upgrades in existing residences shall have a minimum 100 ampere rating and an electrical distribution panel sized for 30 circuits. Electrical distribution panel replacement and/or riser replacement shall not constitute a service upgrade.
  - f. In commercial construction an interior disconnecting means shall be provided in addition to the exterior disconnect. Fuse box pullouts shall not be used as a service disconnect.

- g. Half-size breakers are not approved for use in new construction.
  - h. In existing residential dwelling units half-size breakers are limited to manufacturer's specifications. Half-size breakers shall not be permitted in existing commercial or industrial units.
  - i. Three-phase circuit panels supplied by three-phase, four wire Delta 120/240-volt service shall not be used to directly supply 120-volt single phase loads.
  - j. Service entrances for underground services shall be governed by the requirements published by Commonwealth Edison entitled: "Information and Requirements for the Supply of Electric Service."
10. Article 230.31(B) Minimum Size. (Amend to read as follows). The conductors shall not be smaller than 8 AWG copper or smaller than 2 AWG for aluminum and copper clad aluminum conductors.
11. Article 230.43 Wiring Methods for 600 volts, Nominal, or less. (Amend to read as follows). Service entrance conductors shall be installed in accordance with the applicable requirements of this code covering the type of wiring methods used and shall be limited to the following methods:
- a. Rigid metal conduit
  - b. Intermediate metal conduit
  - c. Rigid nonmetallic conduit
12. Article 250.50 Grounding Electrode System and Grounding Electrode Conductor. (Amend by adding the following after the first paragraph). All grounding conductors shall be:
- a. Enclosed in a metal raceway or metal conduit;
  - b. Connected to the first five (5) feet of the metal water pipe from the point of entrance to the building or structure on the street side of the water meter;
  - c. Tagged with an approved WARNING tag; and
  - d. A properly sized bonding jumper shall be installed across the water meter.
13. Article 250.64 Grounding Electrode Conductor Material. (Amend to read as follows). The grounding electrode conductor shall be copper.
14. The use of aluminum or copper clad aluminum for the purpose of grounding is prohibited.
15. Article 310.2(B) Conductor Material. (Amend to read as follows). The use of compact aluminum and copper clad aluminum conductors shall be prohibited if smaller than 2 AWG.

16. Article 314.27(C) Boxes at Ceiling-suspended Paddle Fan Outlets. (Amend to read as follows).  
Any outlet box which is being installed in an area that can reasonably accommodate a ceiling fan shall be identified for ceiling fan support.
17. Article 320.10 Uses Permitted. (Amend to read as follows). Metal clad and armored type cable (BX) shall be permitted for remodeling work where the installation of electric metallic tubing and/or intermediate metal conduit presents a hardship and is approved by the Director of Inspectional Services or his/her designee.
18. Article 324 Flat Conductor Cable: Type FCC. (Delete this section)
19. Article 330.10 Uses Permitted. (Amend to read as follows). Type MC cable shall be permitted for remodeling work where the installation of electrical metallic tubing and/or intermediate metal conduit presents a hardship and is approved for use by the Director of Inspectional Services or his/her designee.
20. Article 334 Nonmetallic-sheathed Cable: Types NM, NMC, and NMS. (Delete this section)
21. Article 338 Service-Entrance Cable: Types SE and USE. (Delete this section). This does not apply to USE cable.
22. Article 340 UF Wiring. (Amend to read as follows). UF wiring is permitted in exterior uses when installed underground only.
23. Article 352.10 Rigid Nonmetallic Conduit: Type RNC subsections (A), (C), (D), (E), and (F) Use Permitted. (Delete these sections)
24. Article 348 Flexible Metal Conduit. (Amend by adding the following)
  - a. Flexible metal conduit shall not exceed six feet in length except by written approval by the Director of Inspectional Services or his/her designee.
25. Article 352.12 Uses Not Permitted. (Amend by adding the following section).
  - a. Where conduits are placed in concrete cast in place on earth, or in direct contact with the earth, only galvanized rigid metal conduit, intermediate conduit or rigid nonmetallic conduit shall be used. Electrical metal conduit, with fittings approved for immersion in concrete, may be placed in concrete above grade, with 2 inches of space below the conduit.
26. Article 362 Electrical Nonmetallic Tubing (Delete this section)
27. Article 382 Nonmetallic Extensions. (Delete this section)
28. Article 394 Concealed Knob-and-tube Wiring. (Delete this section)
29. Article 398 Open Wiring on Insulators. (Delete this section)
30. Article 410.116 Recessed Light Clearances. (Amend to read as follows).

- a. Recessed lighting fixtures installed in insulated ceilings are required to be I.C. type. This requirement cannot be obviated through the removal of insulation in the vicinity of the lighting luminaire.
31. Article 450.3 Over-Current Protection. (Amend to read as follows). All transformers rated at 150 volts and greater shall have both primary and secondary load break disconnects located within sight of the transformer.
32. Article 450.27 Oil-insulated Transformers Installed Outdoors. (Amend to read as follows). Space separations shall be no less than five (5) feet horizontally from a doorway or window and twenty (20) feet from a fire escape except with written permission of the fire code official or his/her designee.
33. Article 600.6(A) Sign Disconnects. (Amend to read as follows) Outdoor disconnects and raceways used in connection with illuminated signage shall be located in accordance with one of the following methods:
- a. Within an enclosed building within sight of the sign(s), or
  - b. Behind a parapet wall within sight of the sign(s), or
  - c. Completely enclosed within the sign.
34. Article 604 Manufactured Wiring Systems. (Amend to read as follows)
- a. Manufactured wiring systems shall be permitted for use with furniture systems only.
35. Article 625.1.1 (ADD) EV CHARGING STATIONS In all new construction and alterations in which wall and ceiling surfaces are removed making access for conduits possible, Additional conduits shall be installed for future electric vehicle charging equipment as follows:
- a. In general. The property owner shall provide Conduit Only, EV-capable Outlet, or EVSE (Electric Vehicle Supply Equipment) Installed for each residence.
  - b. Location. The proposed location of a charging station may be internal or external to the dwelling and shall be in close proximity to an on-site parking space consistent with Village guidelines, rule, and regulations.
36. Commercial/Multi Family Residences Structures (Three or more units)
- a. Resident Parking. The property owner shall provide at least 2% EV ready spaces and 5% EV capable spaces or at the discretion of the Building Official or Designee.
  - b. Guest Parking. The property owner shall provide at least 2% ready spaces and 5% EV capable spaces, or at the discretion of the Building Official or Designee.
  - c. Accessible spaces. The percentage calculations and substantive requirements imposed by this section shall be applied separately to accessible parking places. Parking at accessible



spaces where EVSE is installed shall not be limited to electric vehicles, or at the discretion of the Building Official or Designee.

- d. Minimum total circuit capacity. The property owner shall ensure sufficient circuit capacity, as determined by the Chief Building Official, to support a Level 2 EVSE in every location where Circuit Only or EVSE Installed is required, or at the discretion of the Building Official or Designee.
  - e. Location. The EVSE, receptacles, and/or raceway required by this section shall be placed in locations allowing convenient installation of the EVSE or receptacles required by this section, or at the discretion of the Building Official or Designee.
37. Article 680.23(A) (4) Voltage Limitation. (Amend to read as follows) Lighting fixtures installed in swimming pools, fountains, and the like, shall not operate at more than 15 volts, as measured between conductors.
38. Article 690.1.1 (ADD) Future Solar Unit Installations In all new construction and alterations in which wall and ceiling surfaces are removed making access for conduits possible, additional conduits shall be installed for future rooftop or ground level solar panels as follows:
- a. Conduit to be placed inside the wall cavity starting near (on the exterior) the electrical service panel and terminating near the attic access opening. Both ends shall be sealed from dust and debris. Labeling shall be placed 4' O/C in the attic area and 5' in the wall cavity. Conduit shall be of sufficient size to house all conducts necessary to operate the solar field.
39. Article 720 Low Voltage Wiring. (Amend by adding the following). Low voltage wiring shall be installed in conduit in areas made inaccessible by building construction or where subject to damage.

SECTION 5: Title 10 entitled "Building and Construction Regulations, Chapter 3, entitled "Plumbing Regulations," of the Municipal Code of the Village of Morton Grove is hereby amended in its entirety to read as follows:

### **CHAPTER 10-3 PLUMBING REGULATIONS**

#### **10-3-1: ADOPTION OF THE ILLINOIS PLUMBING CODE**

#### **10-3-2: AMENDMENTS TO THE ILLINOIS PLUMBING CODE**

#### **10-3-1: ADOPTION OF THE ILLINOIS PLUMBING CODE**

The provisions of the Illinois Administrative Code Title 77, Part 890 (77 IL. Admin Code 890.00 et seq.) (Illinois Plumbing Code) as amended from time to time are hereby adopted by this reference, subject only to the additions, deletions, and modifications specifically set forth in this chapter.

#### **10-3-2: AMENDMENTS TO THE ILLINOIS PLUMBING CODE**

The Illinois State Plumbing Code, current edition, is hereby amended as it applies within the Village of Morton Grove as follows:

- A. Section 890.320 Types of Joints is hereby deleted and replaced by the following text:  
Plastic pipe, joints and fittings made from polyethylene (PE), polyvinyl chloride (PVC) or polybutylene (PB) made by either solvent-welded or fusion-welded connections,

compression, or insert fittings, metal clamps and screws, or threaded joints shall be prohibited for water service or the domestic water distribution system of any building except for the distribution and conveyance of distilled or deionized water.

- B. Section 890.610 General Requirements - Material and Design is hereby deleted and replaced by the following text: WaterSense Products. Pursuant to 17 Ill. Admin Code 3730.307 (c)(4) and subject to the Illinois Plumbing Code (77 Ill. Admin. Code 890) and the Lawn Irrigation Contractor and Lawn Sprinkler System Registration Code (77 Ill. Admin. Code 892), all new and replacement plumbing fixtures and irrigation controllers in the Village of Morton Grove installed after the effective date of this ordinance shall bear the WaterSense label (as designated by the U.S. Environmental Protection Agency WaterSense Program), when such labeled fixtures are available.
- C. Section 890, Appendix A, Table A, Approved Materials for Building Drainage/Vent Pipe is amended by deleting the following as approved materials:

Acrylonitrile Butadiene Styrene (ABS) Pipe  
DWV Copper/Copper Alloy Tubing  
Polyvinyl Chloride (PVC) Pipe with Cellular Core

- D. Section 890, Appendix A, Table A, Approved Materials for Building Sewer Pipe is amended by deleting the following as approved materials:

Acrylonitrile Butadiene Styrene (ABS) Pipe  
Asbestos Cement Pipe  
Copper/Copper Alloy Tubing  
Concrete Pipe  
Polyvinyl Chloride (PVC) Pipe with Cellular Core Solder  
Vitrified Clay Pipe

- E. Section 890, Appendix A, Table A, Approved Materials for Building Sewer Pipe is amended by adding the following after the list of approved materials and Agency Notes: Village of Morton Grove Requirement for Foundation Wall Penetrations. Ductile iron pipe ASTM A377 shall be installed for all new sanitary and storm sewer services that penetrate the foundation wall through a sleeve to a point that the piping is being supported on approved bearing ground.
- F. Section 890, Appendix A, Table A, Approved Materials for Water Service Pipe, is amended by deleting the following as approved materials:

Acrylonitrile Butadiene Styrene (ABS) Pipe  
Brass Pipe  
Chlorinated Polyvinyl Chloride (CPVC) Pipe  
Galvanized Steel Pipe  
Poly Butylene (PB) Pipe/Tubing  
Polyethylene (PE) Pipe  
Polyethylene (PE) Tubing  
Polypropylene Pipe  
Polyvinyl Chloride (PVC) Pipe

Stainless Steel Pipe  
Welded Copper Water Tube

- G. Section 890, Appendix A, Table A, Approved Materials for Water Service Pipes is amended by revising Agency Note 3 to read as follows: The use of Type K Copper underground is authorized; the use of Type L Copper underground is prohibited.
- H. Section 890, Appendix 890, Approved Materials for Water Distribution Pipe is amended by deleting the following as approved materials: Chlorinated Polyvinyl Chloride (CPVC) Pipe/Tubing Cross Linked Polyethylene Distribution Systems Poly Butylene (PB) Pipe/Tubing Polyvinyl Chloride (PVC) Pipe.

SECTION 6: Title 10 entitled “Building and Construction Regulations, Chapter 4, entitled “Elevator Regulations,” of the Municipal Code of the Village of Morton Grove is hereby amended in its entirety to read as follows:

**CHAPTER 10-4 ELEVATOR REGULATIONS**

**10-4-1: CODE ADOPTED**

**10-4-2: CONSTRUCTION REQUIREMENTS**

**10-4-3: INSPECTIONS REQUIRED**

**10-4-1: CODE ADOPTED**

There is hereby adopted by the Village for the purpose of prescribing regulations governing the installation and maintenance of elevators, dumbwaiters, escalators, and similar conveyances those certain codes adopted by the Illinois office of state fire marshal and found at 41 Illinois administrative code 1000.60, and they are hereby incorporated by reference and made a part of this code and shall be applicable and controlling within the limits of the Village. Any changes to codes and standards referenced in 41 Illinois administrative code 1000.60 shall automatically be adopted by the Village unless specifically amended by the Village board of trustees.

**10-4-2: CONSTRUCTION REQUIREMENTS**

Where elevators are provided, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement as indicated in amendments to the International Fire Code contained in the Village Code other than single-family residences.

**10-4-3: INSPECTIONS REQUIRED**

- A. Semiannual inspections of all mechanical equipment regulated by codes adopted in section 10-4-1 of this chapter, are required.
- B. Each permittee shall cause his certificate of inspection to be framed and on display in a conspicuous location available to the code official.

SECTION 7: Title 10 entitled “Building and Construction Regulations, Chapter 5, entitled “Property Maintenance Regulations,” of the Municipal Code of the Village of Morton Grove is hereby amended in its entirety to read as follows:

**CHAPTER 10-5 PROPERTY MAINTENANCE REGULATIONS**

**10-5-1: ADOPTION OF CODE**

**10-5-2: ADMINISTRATION AND ENFORCEMENT**

**10-5-3: UNFIT FOR HUMAN OCCUPANCY**

**10-5-4: DANGEROUS AND NUISANCE BUILDINGS**

**10-5-5: VACANT BUILDING REGISTRATION, INSPECTION AND MAINTENANCE STANDARDS**

**10-5-6: GENERAL REQUIREMENTS**

**10-5-1: ADOPTION OF CODE**

- A. Property Maintenance Code Adopted: There is hereby adopted by the Village of Morton Grove the International Property Maintenance Code, 2018 Edition, as published by the International Code Council as the Property Maintenance Code of the Village of Morton Grove for the control of buildings and structures as herein provided, and each and all of the regulations, provisions, conditions, penalties and terms of the aforesaid document are hereby incorporated by reference and made a part of this Code and shall be applicable and controlling within the limits of Morton Grove. If any provision of the International Property Maintenance Code, 2018 Edition, is in conflict with any provision of any code, ordinance, rule, or regulation of the Village, the code, ordinance, rule, or regulation shall prevail and the conflicting provision of the International Property Maintenance Code, 2018 Edition, shall have no force or effect.
- B. Rules And Regulations: The Code Official is authorized to adopt such written rules and regulations as may be necessary for the proper interpretation and enforcement of this chapter. Such rules and regulations shall not conflict with or waive any provisions of this chapter or any other ordinance of the Village. Such rules and regulations shall be submitted to the President and Board of Trustees for approval and no such rule or regulation shall be effective without such approval. Such rules and regulations, upon approval of the President and Board of Trustees, shall be kept on file with the Code Official for public examination. Such rules and regulations shall have the force and effect of this chapter and shall continue in effect until revoked by the Code Official with the approval of the President and Board of Trustees. For purposes of this chapter, the Code Official is the Village Administrator or his designee.
- C. Amendments: The Property Maintenance Code adopted above is hereby amended or modified as hereinafter set forth:
  1. Section 111 - "Manner Of Appeal", delete the entire section.
  2. Section 302.4 Weeds. All premises and exterior property shall be maintained free from weeds or plant growth in accordance with municipal code sections 8-3-1 through 8-3-5.
  3. As required by section 304.14, insect screens shall be installed each year during the period from May 1 through September 30.

4. As required by section 602.3, every owner and operator of any building who rents, leases, or lets one or more dwelling unit, rooming unit, dormitory, or guest room on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat each year during the period from October 1 through March 31.
5. As required by section 602.4, indoor occupiable workspaces shall be supplied with heat each year during the period from October 1 through March 31.

#### **10-5-2: ADMINISTRATION AND ENFORCEMENT**

- A. Responsible Persons: For purposes of this chapter “owner” means any person, agent, operator, firm, trust, or corporation having a legal or equitable or beneficial interest in the property; or recorded in the official records of the state, county, or Village as holding title to the property; or otherwise having control or possession of the property, including guardian of the estate of any such person, and the executor or administrator of the estate of such person, bankruptcy trustees, the authorized representative of all lienholders, or property manager.
- B. Inspections, Right Of Entry:
  1. Inspections Authorized: The Code Official may make regular inspections to determine the condition of the buildings, dwellings, dwelling units, rooming units and premises located within the Village for the purpose of safeguarding the health and safety of all occupants and of the general public. The Code Official may make such inspections whenever such an inspection is deemed necessary; provided, however, that such inspections must be made at reasonable times and upon reasonable notice to, and with the consent of, the owner or operator and the occupant, except when an existing emergency requires immediate action.
  2. The owner or operator or occupant shall cooperate with all reasonable requests from the Code Official, all orders of court, subpoenas, and other legal process to permit and facilitate any entry, examination, or survey in connection with the inspections authorized by this section.
  3. Inspection Upon Warrant: Whenever the Code Official or his delegate, after presentation of proper credentials and request for entry to inspect is refused access to any building, dwelling, dwelling unit or rooming unit, the Code Official is authorized to petition the Village’s local Adjudication Hearing Officer or any judge for the issuance of a search warrant authorizing the inspection of such building, dwelling, dwelling unit, or rooming unit for the purpose of making such inspections as shall be necessary for the enforcement of the provisions of this chapter.
  4. Owner's Right Of Entry: Every occupant of a building, dwelling, dwelling unit, or rooming unit shall give the owner thereof, or his agent or employee access to any part of such building, dwelling, dwelling unit or rooming unit or its premises, for the purpose of making such repairs or alterations as are necessary to effect compliance with the provisions of this chapter or with any lawful rule or regulation adopted or any lawful order issued pursuant to the provisions of this chapter. Entry pursuant to this subsection shall be made only at reasonable

times and after reasonable notice to the occupant unless an existing emergency requires immediate action.

C. Fines and Penalties:

1. Any person found to have violated any provision of this article shall be subject to a fine as determined in Title 1, Chapter 4 of this code, in addition to any other legal or equitable remedies available to the Village.
2. A separate and distinct offense shall be committed each day on which such person or persons shall violate the provisions of this chapter.
3. The Village may enforce this chapter through its Local Administrative Adjudication system or through the court system.
4. Whenever any person fails, refuses or neglects to obey an order, correct a violation, or pay any fine or costs issued pursuant to this chapter or in any other manner does not comply with the duties imposed upon him by this chapter, Corporation Counsel is authorized to institute any and all such legal action as may be required to effect compliance.
5. Other Remedies. The imposition of any penalty pursuant to this chapter shall not preclude the Village from instituting an appropriate action or proceeding in a court of proper jurisdiction to prevent an unlawful repair or maintenance, to restrain, correct, or abate a nuisance or violation; to prevent the occupancy of a building, dwelling, or dwelling unit; to require compliance with the provisions of this chapter or other applicable laws, ordinances, rules or regulations or the orders and determinations of the Code Official. Nothing herein contained shall prohibit the Village from condemning as provided for in this code or by state statute or taking other immediate action upon a determination the building is a public nuisance or poses an imminent danger to the occupants of the building, or the public health, safety, and welfare.
6. Costs to Be Recovered. The costs of any repair, reoccurring maintenance, or demolition undertaken pursuant to this chapter by the Village, shall be recoverable from the owner of the premises and shall be a lien upon such premises, as provided by 65 Illinois Compiled Statutes 5/11-31-1 and 5/11-31.
7. Issuance of Transfer Stamps and Permits. The Village shall not issue transfer stamps, building permits or other Village licenses or permits for any owner or with respect to any property in which any person has unpaid fines or obligations owed to the Village or violations or unsatisfactory conditions that have not been corrected.

D. Appeals:

1. Scope of Appeal: Any person aggrieved by a decision of the Code Official, made pursuant to the authority conferred by this chapter, which: designates any building, dwelling, dwelling unit, or rooming unit unfit for human occupancy or dangerous and/or a public nuisance, designates a building as a vacant building, orders the vacation, repair or demolition of any building, dwelling, dwelling

unit, or rooming unit, or refuses to authorize the resumption of human occupancy in any building, dwelling, dwelling unit or rooming unit subject to the provisions of this chapter may appeal such decision to the Zoning Board of Appeals. Such appeal shall be filed in writing with the Village Administrator within thirty-five (35) days of the date of the receipt of notice of the decision being appealed, and shall set forth specific facts in support thereof, and shall include all evidence the party relies upon to support the appeal. Appeals not commenced within such time shall be deemed waived.

2. Stay Pending Appeal: An appeal shall stay all proceedings in furtherance of the decision appealed from and all duties imposed thereby, unless the Code Official certifies to the Zoning Board of Appeals, after the notice of appeal has been filed with the Village Administrator, that by reason of facts stated in the certificate a stay would, in his opinion, cause immediate hazards to human life, health or safety, in which case the proceedings shall not be stayed otherwise than by a restraining order, which may be granted by Zoning Board of Appeals. Any stay in effect pursuant to this subsection shall continue until a decision on the appeal is rendered by the Zoning Board of Appeals.
3. Action on Appeal: The Zoning Board of Appeals shall select a reasonable time and place for a public hearing on the appeal, shall give due notice thereof to the parties having a known interest therein. The Zoning Board of Appeals shall decide the appeal on the basis of facts presented by the appellant in his or her written appeal and any other credible information or evidence submitted to the Zoning Board of Appeals by the Village. The Zoning Board of Appeals may, but is not required to, seek additional information from the appellant. The Zoning Board of Appeals shall render a written decision within 30 days after the close of the hearing. Upon the concurring vote of a majority of its members then holding office, the Zoning Board of Appeals may reverse or affirm, in whole or in part, or may modify, the decision from which the appeal was taken, and to that end the Zoning Board of Appeals shall have all the powers of the Code Official with respect to such decision. A copy of the decision shall be provided to the appellant. The decision of the Zoning Board of Appeals shall be final.

### **10-5-3: UNFIT FOR HUMAN OCCUPANCY**

- A. Designated: Whenever any building, dwelling, dwelling unit, or rooming unit is determined to be unfit for human occupancy, the Code Official shall carry out such designation in compliance with the following procedures of this section.
- B. Notice Of Placarding:
  1. The Code Official shall serve notice of the designation of the building, dwelling, dwelling unit, or rooming unit as unfit for human occupancy upon the owner of record of the property and all known operators and occupants thereof to last address of such person(s) known to the Village. Service shall be by certified mail, return receipt requested, and by posting of a placard at each entrance of the affected building, dwelling, dwelling unit, or rooming unit.

2. The notices and placards shall order the affected building, dwelling, dwelling unit or rooming unit to be vacated within a specific reasonable period of time as determined by the Code Official, which may be immediately where conditions exist presenting immediate hazards to human life, health, or safety. Such notices and placards shall further state the right of any aggrieved person to file any appeal pursuant to Section 10-5-2 of this chapter.
  3. No person shall deface or remove the placard required by this section from any building, dwelling, dwelling unit, or rooming unit, except as authorized by this chapter.
- C. Vacation Of Building: Any building, dwelling, dwelling unit, or rooming unit designated as unfit for human occupancy shall be vacated within the time specified by the Code Official on the notice and placard. Further entry to the building for any purpose shall be subject to times, terms and conditions set forth in writing by the Code Official.
- D. Resume Use: No building, dwelling, dwelling unit, or rooming unit which has been designated as unfit for human occupancy shall again be used for human occupancy until the defects upon which the designation was based have been eliminated or until the building, dwelling, dwelling unit or rooming unit has been inspected and found to comply in all respects with the requirements of this chapter, a certificate of occupancy has been reissued, and the placard designating the building as unfit for human occupancy has been removed by the Code Official.

#### **10-5-4: DANGEROUS AND NUISANCE BUILDINGS**

- A. Designation as Dangerous and/or Public Nuisance: Where the alleged violations and conditions on a property or at or within a building are of such a nature or extent that, in the opinion of the Code Official, they render the building, dwelling, dwelling unit, rooming unit, or any part thereof, unsafe, injurious or dangerous to the life, safety, morals, or the general health and welfare of the occupants or the residents of the Village; the Code Official shall declare and designate the building, dwelling, dwelling unit, rooming unit, or part thereof as dangerous and/or a public nuisance. A building may be declared as dangerous or a public nuisance if one or more of the following conditions exist:
1. The physical condition, or uses of any premises is regarded as a public nuisance at common law, under the Illinois Compiled Statutes, or under this Code; or
  2. Any physical condition, use, or occupancy of any premises or its appurtenances considered an attractive nuisance to children, including, but not limited to, abandoned wells, shafts, basements, excavations, and unsafe fences, or structures; or
  3. The building has inoperable or unsanitary sewerage or plumbing facilities; or
  4. The building has been designated by the Code Official as unsafe for human occupancy or use; or



5. The building is or is manifestly capable of being a fire hazard, unsafe or insecure as to endanger life, limb, or property; or
  6. The building or the property which it is located is unsanitary, is exhibiting rodent harborage or infestation, or is littered with rubbish or garbage, or has an uncontrolled growth of weeds; or
  7. The building is in a state of dilapidation, deterioration, or decay; improperly constructed; unsecured; vacant with the doors, windows, or other openings boarded up or secured by any means other than conventional methods used in the design of the building or permitted for new construction of similar type; damaged by fire to the extent that it no longer provides shelter; in danger of collapse or structural failure; and dangerous to anyone on or near the premises.
- B. Notice and Placarding: The Code Official shall serve notice of the designation of the building, dwelling, dwelling unit, rooming unit, or part thereof, as dangerous and/or a public nuisance, upon the owner of record of the property and all known operators and occupants thereof to last address of such person(s) known to the Village. Service shall be by certified mail, return receipt requested, and by posting of a placard at each entrance of the affected building, dwelling, dwelling unit, or rooming unit.
- C. Action Required: The notices and placards required by this subsection shall state the affected building, dwelling, dwelling unit, or rooming unit, or part thereof, declared to be dangerous and/or a public nuisance, shall state the specific alleged uncorrected violations of this chapter deemed sufficient to justify such designation; order the owner, operator and/or occupant to vacate, repair, or demolish the building, dwelling, dwelling unit, rooming unit or part thereof and shall further state unless said violations are corrected, the Village will take all lawful action to abate the nuisance and or dangerous conditions up to and including the demolition of the property. Failure to comply with such order shall be a violation of this chapter. The owner shall be responsible for all costs incurred by the Village should it be required to take any action to abate the nuisance or dangerous conditions.
- D. Defacing or Removing Placard: No person shall deface or remove the placard required by this subsection from any building, dwelling, dwelling unit, rooming unit, or part thereof which has been designated as dangerous and a public nuisance, except as provided in this chapter.

#### **10-5-5: VACANT BUILDING REGISTRATION, INSPECTION AND MAINTENANCE STANDARDS**

- A. Purpose and Scope: Registering of residential buildings or any other building, including, but not limited to, buildings designed for manufacturing, industrial, storage, or commercial uses is essential for the proper enforcement of the Village's building, zoning, and life safety codes and to safeguard persons, properties, and the general welfare of the Village. This section shall not be construed to prevent the enforcement of other applicable ordinances, codes, legislation, and regulations which prescribe standards other than are provided herein, and in the event of conflict, the most restrictive shall apply.
- B. Definitions: In this section:

1. "Secured" means a building has a permanent door or window in each appropriate building opening that is secured to prevent unauthorized entry and has all its door and window components, including frames, jambs, rails, stiles, muntins, mullions, panels, sashes, lights, and panes intact and unbroken.
2. "Vacant Building" means: a residential building which lacks habitual presence of human beings who have a legal right to be on the premises, or a non-residential building where all apparent lawful business or construction operations have ceased. The following buildings are not deemed vacant for purposes of this chapter
  - a) An owner-occupied single family residential building used as a residence by the owner for a period of at least 2 months within the previous 9 months so long as the owner intends to resume residing at the property;
  - b) An unoccupied unit in a multi-family building (condominium, townhome and/or apartment building) unless the Code Official determines that the building or part thereof is not being properly maintained and notifies the owner of the building or the person or entity responsible for maintaining the building;
  - c) Property owned by governmental agencies;
  - d) Property undergoing an active permitted renovation or rehabilitation; or
  - e) Residential buildings unoccupied for less than 12 months and are part of an estate in probate or similar decedent's estate proceeding and are not subject to bankruptcy or foreclosure.

C. Registration Required:

1. The owner of any building that has become vacant shall within 30 days after the building becomes vacant or within 30 days after assuming ownership, whichever is later, file a registration statement on forms provided by the Village and pay an initial registration fee as set forth in Title 1, Chapter 11 of this Code. Said initial registration fee includes the cost of the initial inspection. In addition to other information, the registration statement shall include the name, street address, email address, and telephone number of a person 21 years of age or older, designated by the owner or owners as the authorized agent for receiving notices of code violations and for receiving process in any court proceeding or administrative enforcement proceeding on behalf of the owner or owners in connection with the enforcement of this section. This person shall reside within the state of Illinois.
2. The owner shall be required to renew the registration and pay a renewal fee as set forth in Title 1, Chapter 11 of this Code anytime the ownership of the property is transferred and annually on the anniversary the property first became vacant for as long as the building remains vacant.

D. Owner's Immediate Responsibilities: The owner of any building that has become vacant shall immediately:

1. Enclose and secure the building.
  2. Maintain the building in a secure and closed condition until the building is again occupied or demolished;
  3. Acquire, maintain, and provide evidence of liability insurance in the following amounts or such other amounts approved by the Village Administrator:
    - a) Five hundred thousand dollars (\$500,000.00) for a vacant residential building of one to three (3) units;
    - b) Seven hundred fifty thousand dollars (\$750,000.00) for a vacant residential building of four (4) to eleven (11) units;
    - c) One million dollars (\$1,000,000.00) for a vacant residential building of twelve (12) to forty-eight (48) units;
    - d) Two million dollars (\$2,000,000.00) for a vacant residential building of more than forty-eight (48) units; and
    - e) Two million dollars (\$2,000,000.00) for a vacant manufacturing, industrial, storage, or nonresidential commercial building.
  4. Maintain the entirety of the building and associated property so as not to be a public nuisance.
- E. Inspection: The owner shall provide access to the Village to conduct an exterior and interior inspection of the building to determine compliance with this section. Subsequent to said inspection, the Village shall provide an inspection report detailing all substandard and unsatisfactory conditions, and a time period when such conditions must be corrected. Failure to timely correct all noted substandard and unsatisfactory conditions is a violation of this chapter. The owner shall pay the costs of all inspections and re-inspections.
- F. Standards and Requirements: In addition to any other applicable requirements, vacant buildings shall comply with the following requirements:
1. Lot Maintenance Standards. The lot where the building is situated and the surrounding public way and shall meet the following:
    - a) All grass and weeds on the premises including abutting sidewalks, gutters and alleys shall be kept below 6 inches in height and all dead or broken trees, tree limbs, or shrubbery shall be cut and removed from the premises;
    - b) Any public sidewalk adjoining the lot shall be shoveled clear of snow;
    - c) Junk, rubbish, waste, and any material that creates a health, safety, or fire hazard, including but not limited to any mail or flyers that have been delivered to the building, shall not be permitted to accumulate on any portion of the exterior lot of the building;

- d) No portion of the lot nor any structure, vehicle, receptacle, or object on the premises shall be maintained or operated in any manner that causes or produces any health or safety hazard or permits the premises to become a rodent harborage or is conducive to rodent harborage;
  - e) The lot shall be maintained so that water does not accumulate or stand on the ground or any other object or receptacle;
  - f) All fences and gates shall be maintained in sound condition and in good repair.
2. Exterior Maintenance Standards. The exterior of the building shall be enclosed, secured, and maintained to meet the following:
- a) Foundations, basements, cellars, and crawlspaces shall be maintained in sound and watertight condition adequate to support the building and protected against the entry of rodents or other animals;
  - b) Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any other conditions which might admit water to the interior portions of the walls or the interior spaces and shall be protected against the entry of rodents or other animals;
  - c) If it is necessary to board up windows or doors, boards shall be cut to fit door and window openings, and a square head or star drive screws at least 2 ¼ inches in length with washers shall be used to fasten boards to a structure. Boards shall be a minimum of 5/8" thick and be painted to match the trim or siding color of the structure. All boarded windows and doors shall be replaced with a proper window or door within 30 days.
  - d) Exterior windows and doors shall be secured and maintained in sound condition and good repair and prevent rain from entering the building. The windows and doors shall be equipped with hardware for locking and the locking mechanism shall be maintained in a properly functioning condition. All points of possible ingress and egress shall be secured to prevent unauthorized entry;
  - e) The roof shall be adequately supported and maintained in weather tight condition; the gutters, downspouts, scuppers, and appropriate flashing shall be in good repair and adequate to remove the water from the building;
  - f) Chimneys and flues shall be kept in sound, functional, weather tight condition and in good repair;
  - g) Outside stairs, steps porches, stoops, decks, veranda, balconies, and walks shall be maintained in sound condition for its purpose, and in good repair;
3. Interior Maintenance Standards. The interior of any building shall be maintained in accordance with the following:

- a) Junk, trash, debris, boxes, lumber, scrap metal, or any other materials that may produce any health, fire, or safety hazard, or provide harborage for rodents or other animals shall not be allowed to accumulate;
  - b) Every foundation, roof, floor, wall, stair, ceiling, or other structural support shall be safe and capable of supporting the loads associated with normal usage and shall be kept in sound condition; and repair;
  - c) Any plumbing fixtures shall be maintained with no leaking pipes, and all pipes for water shall either be completely drained or heated to resist being frozen;
  - d) Every exit door shall be secured with an internal deadbolt lock, or with a locking mechanism deemed equivalent or better by the Code Official , and every exit door shall be capable of being opened from the inside easily and without the use of a key or special knowledge;
  - e) Interior stairs shall have treads and risers that have uniform dimensions, are sound, securely fastened, and have no rotting, loose or deteriorating supports;
  - f) Every owner shall be responsible for the extermination of insects, rodents, and other vermin in or about the property.
4. Window Covering. All ground floor windows facing street frontage, including, but not limited to, all display windows in unoccupied or vacant commercial buildings shall be kept in a well maintained and clean condition. Commercial buildings shall be covered on the interior side in a neat and finished manner with an opaque window covering approved by the Code Official. At a minimum a one foot by one foot (1' x 1') clear glass opening through which the interior space is clearly visible shall be maintained at standing eye level along one edge of one such window and no more than 5% of such window.
5. Sprinkler and Alarm Standards. All existing required automatic fire sprinkler systems, alternative automatic fire extinguishing systems, standpipe systems, and fire alarm and detection systems, including monitoring by RED Center or a central station approved by the Fire Chief shall be maintained and remain in service.
6. Issuance of Modifications. Upon written application by an owner the Code Official may approve a modification of any provision of this section, including the requirement for inspections and fees, provided the spirit and functional intent of the section will be observed and the public health, welfare, and safety will be assured. The decision of the Code Official concerning a modification shall be made in writing and the application for a modification and the decision of the Code Official concerning such modification shall be retained in the permanent records of the Village.
- G. Rules and Regulations: The Village Administrator may issue additional rules and regulations for the administration and enforcement of this section.

- H. Re-inspections: The owner shall be required, and upon 3 days' notice permit and facilitate entry to the building and property for inspections and inspections, by authorized Village representatives at least once every 6 months, or at any time when a previous inspection was not satisfactory, the building and/or property appears not to be in compliance with this chapter or has been unlawfully entered.

#### **10-5-6: GENERAL REQUIREMENTS**

A. Vegetation:

1. No premises shall contain uncontrolled growths of vegetation in violation of this code, and all trees, hedges and other plantings shall be kept trimmed so as to avoid interference with persons or vehicles passing on public ways, easements or adjoining private property.
2. No trees, hedges or plantings shall be planted, maintained, or allowed where such trees, hedges or plantings impede or obstruct the view of vehicles, passing on the public way, or other vehicular traffic; and the owner of the property upon which such vegetation is grown shall trim or remove such vegetation so that such obstruction to such view is removed.

- B. Exterior Repairs And Maintenance To Harmonize With Existing Exterior: Whenever repair, replacement or maintenance of exterior walls or roofs is required to comply with this subsection, such repair, replacement, or maintenance shall be undertaken so as to match, conform and be consistent with the existing exterior, and shall comply with all applicable provisions of this code.

- C. Utility Disconnects: No owner, operator or occupant shall cause any service facilities, equipment or utility which is required under this section to be removed from or shut off from or discontinued from any occupied dwelling or dwelling unit let or occupied by him, except such temporary interruption as may be necessary while actual repairs or alterations are in process, or during temporary emergencies when discontinuance of service is approved by the Code Official.

- D. Occupancy Of Dwelling Units Below Grade: A dwelling unit partially below grade shall not be used for living purposes unless:

1. Floors and walls are watertight;
2. Habitable rooms below grade are arranged in accordance with this code and codes adopted by subsection 10-1-1A of this title with regard to minimum area, ceiling height, light and ventilation, and emergency escape and rescue openings.

- E. Responsibilities Of Owners And Operators Of Hotels And Motels: In addition to responsibilities imposed by the property maintenance code adopted in section 10-5-1 of this chapter, the owner and/or operator of every hotel or motel shall be responsible for the sanitary maintenance of all walls, floors, and ceilings and for the maintenance of a sanitary condition in every part of the hotel or motel. He shall further be responsible for the extermination of any insects, rodents or other pests wherever found in the hotel or motel. He shall further be responsible for the sanitary maintenance and extermination of the entire premises where the entire structure or building is leased or occupied by him. He shall further be responsible for the disposal of all garbage and rubbish by supplying

each room unit with facilities for storage and disposal of garbage and rubbish and by providing for the general garbage and rubbish storage, disposal and collection needs of the hotel or motel in accordance with the requirements of this code.

SECTION 8: Title 10 entitled “Building and Construction Regulations, Chapter 6, entitled “Fallout Shelters,” of the Municipal Code of the Village of Morton Grove is hereby amended in its entirety to read as follows:

**Chapter 10-6 FALLOUT SHELTERS**

**10-6-1: PERMIT REQUIRED**

**10-6-2: CONSTRUCTION REGULATIONS**

**10-6-3: USE RESTRICTIONS**

**10-6-1: PERMIT REQUIRED**

No person shall construct a family fallout shelter upon private property unless a permit shall have been issued therefor, and no fee shall be charged therefor. Application for such permit shall be made to the building department on forms to be provided by said department. Such application shall be accompanied by plans and specifications, subject to approval of the building commissioner and the fire commissioner.

**10-6-2: CONSTRUCTION REGULATIONS**

Family fallout shelters shall either comply with the minimum standards set forth by the office of civil and defense mobilization in publication designated MP-15, dated June 1959, reprinted November 1960, and publication designated NP-10-2 entitled "Guide For Architects And Engineers", dated May 1960, or be drawn and designed by a licensed architect or engineer. No such shelter shall be constructed above yard grade.

**10-6-3: USE RESTRICTIONS**

Family fallout shelters shall be used for the sole purpose of protection from fallout during a national emergency, and for no other purpose.

SECTION 9: Title 10 entitled “Building and Construction Regulations, Chapter 7, entitled “7 Building Address Regulations,” of the Municipal Code of the Village of Morton Grove is hereby amended in its entirety to read as follows:

**Chapter 10-7 BUILDING ADDRESS REGULATIONS**

**10-7-1: NUMBERING REQUIRED**

**10-7-2: LOCATION AND SIZE**

**10-7-3: NUMBERING CHART**

**10-7-1: NUMBERING REQUIRED**

All lots, buildings and structures within the Village shall be numbered in accordance with the chart in the building commissioner's office.

**10-7-2: LOCATION AND SIZE**

- A. It shall be the duty of the owner and occupant of every residence in the Village to have placed thereon, in a place visible from the street and alley if an alley exists, figures at least four inches (4") high, showing the number of the house, numbers shall contrast with their background.

- B. It shall be the duty of the owner and occupant of every commercial and industrial building in the Village to have placed thereon in a place visible from the street and rear of building/unit, figures at least six inches (6") high, showing the number of the building or tenant space. The number of the building or tenant space shall also be placed on the rear door of spaces in multi-tenant buildings, numbers shall contrast with their background.

**10-7-3: NUMBERING CHART**

The building commissioner shall keep a chart showing the proper street number of every lot in the Village which shall be open to the public for inspection by anyone interested.

SECTION 10: Title 1 entitled "Administration", Chapter 4, entitled "Penalties," Section 1-4-2 entitled "Monetary Penalties and Fines for Specific Violations and Offenses" of the Municipal Code of the Village of Morton Grove is hereby amended to add the following penalties:

<b>Code Section</b>	<b>Description Of Violation</b>	<b>Penalty</b>
10-1-2	BUILDING PERMIT PROVISIONS - Doing work without a permit.	\$750.00

SECTION 11: Title 1 entitled "Administration", Chapter 1, entitled "Fees," Section 1-4-2 entitled "Fees for Specific Permits, Licenses, Certificates, and Services" of the Municipal Code of the Village of Morton Grove is hereby amended to replace the fees related to Title 9 and Title 10 with the following fees to read as follows:

<b>Code Section</b>	<b>Description</b>	<b>Amount of Fee</b>
9-2-2	Equipment, Cages Racks for Dispensing Liquefied Petroleum Gas Installation Permit (not associated with a building permit)	\$50.00
9-2-2	Propane Gas Dispensers Permit	\$100.00/filling station/year \$50.00/Exchanging Facility/year
9-2-3	Fireworks permit	\$500/day
9-3-4	Additional Response Fee	\$35.00/hour/ Rescue Worker and \$125.00/hour/apparatus
9-4-1	Perform Water Flow Data Test	\$150.00



9-4-1	Witness Water Flow Data Test	\$100.00
9-4-1	Fire Sprinkler System Plan Review	\$200.00 + \$10.00/ 1,000 sq. ft.
9-4-1	Fire Detection/Alarm Notification System Plan Review	\$200.00 + \$10.00/ 1,000 sq. ft.
9-4-1	Witness Hydrant Main Flush for New Sprinkler	\$100.00
9-4-1	Witness Annual Pump Test	\$100.00
9-4-1	Other Plan Review (not classified)	Calculated Fee (Time, Material, and Out-of-Pocket Expenses) + 10% Administrative Fee
9-4-1	Flammable/Combustible Liquid Storage Tanks Above Ground and/or Belowground Installation, Relining, and/or Removal	\$100.00/tank
9-4-1	Commercial Hood and/or Duct Systems (Plan Review and Inspection)	\$250.00/system
9-4-1	Outside Service Reviews	Village 3rd party costs plus the greater of \$100/inspection or 10% Administrative costs
9-4-1	Annual Permit Fee- Storage of Hazardous Materials	\$100.00/ year
9-4-1	Non-Resident Ambulance Fee BLS-E transport	\$825.00
9-4-1	Non-Resident Ambulance Fee ALS1-E transport	\$1,025.00
9-4-1	Non-Resident Ambulance Fee ALS2-E transport	\$1,175.00
9-4-1	Non-Resident Ambulance Fee Mileage fee (per mile)	\$15.00
9-4-1	Non-Resident Ambulance Fee Support company personnel	\$275.00
9-4-1	Non-Resident Ambulance Fee Extrication/special rescue	\$450.00
9-4-1	Non-Resident Ambulance Fee PPE/decontamination	\$350.00

9-4-1	Non-Resident Ambulance Fee Ambulance decontamination	\$1,755.00
9-4-1	Non-Resident Ambulance Fee Response charge	\$300.00
9-4-1	Resident Ambulance Fee BLS-E transport	\$650.00
9-4-1	Resident Ambulance Fee ALS1-E transport	\$800.00
9-4-1	Resident Ambulance Fee ALS2-E transport	\$950.00
9-4-1	Resident Ambulance Fee Mileage fee (per mile)	\$15.00
9-4-1	Resident Ambulance Fee Support company personnel	\$275.00
9-4-1	Resident Ambulance Fee Extrication/special rescue**	\$450.00
9-4-1	Resident Ambulance Fee PPE/decontamination**	\$350.00
9-4-1	Resident Ambulance Fee Ambulance decontamination	\$1,755.00
9-4-1	Resident Ambulance Fee Response charge	\$185.00
9-4-1	Ambulance response to any person in excess of six (6) times within the previous 12 calendar months without transport to the hospital	\$35.00/hour/ Rescue Worker and \$125/hour/apparatus
9-4-1	Apparatus Fee	\$125/hour/apparatus
10-1-8	Building permit fee – Permit issued after start of work	Double the normal permit fee
10-1-8	Building Permit Fee- Permit Not Issued	110% of Third-Party Costs plus 50% of Permit Fee not including Third-Party Costs (minimum- \$50.00)
10-1-8	Building Permit - Residential Building	\$10.00 per \$1,000 of valuation (minimum- \$50.00)
10-1-8	Building Permit - Commercial and Industrial Building	\$11.00 per \$1,000 of valuation (minimum- \$50.00)

10-1-8	Building Permit - Residential Detached Garage (Less than 300 sq. ft.)	\$50.00
10-1-8	Building Permit -Residential Detached Garage (301 to 450 sq. ft.)	\$100.00
10-1-8	Building Permit -Residential Detached Garage (Over 450 sq. ft.)	\$200.00
10-1-8	Building Permit -Residential driveway (new/replacement)	\$75.00
10-1-8	Building Permit - Residential apron (parkway) (new/replacement)	\$50.00
10-1-8	Building Permit -Commercial and industrial parking lot or driveway (new/replacement)	\$0.01 per square foot plus engineering fees. Minimum fee: \$50.00
10-1-8	Building Permit -Fences (new/replacement)	\$60.00
10-1-8	Building Permit -Yard Sheds	\$60.00
10-1-8	Building Permit -Deck (3 steps or more above grade)	\$100.00
10-1-8	Building Permit -Fireplace	\$50.00
10-1-8	Building Permit - Above ground swimming pools (excluding plumbing and electric):	\$50.00
10-1-8	Building Permit - Inground swimming pools (excluding plumbing and electric):	\$200.00
10-1-8	Certificate of occupancy - Single family Residence	\$30.00
10-1-8	Certificate of occupancy - Multi-family (per unit)	\$10.00
10-1-8	Certificate of occupancy - Commercial and industrial	\$40.00
10-1-8	Demolition/Wrecking Permit- Accessory building (garage)	\$50.00
10-1-8	Demolition/Wrecking Permit-Residential primary building- First 1,000 sq. ft.	\$1,000.00

10-1-8	Demolition/Wrecking Permit-Residential primary building- Each additional 1,000 sq. ft.	\$500.00
10-1-8	Demolition/Wrecking Permit-Commercial and industrial -First 15,000 sq. ft.	\$1,500.00
10-1-8	Demolition/Wrecking Permit-Commercial and industrial -Each additional 15,000 sq. ft.	\$750.00
10-1-8	Building Permit -Residential furnace and air conditioner	\$50.00
10-1-8	Building Permit - Furnace only or air conditioner only	\$35.00
10-1-8	Building Permit - Other mechanical appliance (under 200,000 BTU)	\$50.00
10-1-8	Building Permit - Other mechanical appliance (under 200,000 BTU)	\$50.00
10-1-8	Building Permit - Other mechanical appliance (over 200,000 BTU)	\$75.00
10-1-8	Building Inspections not part of a permit	\$75.00/ hour
10-1-8	Building Inspections part of a permit in addition to initial inspection and first reinspection	\$75.00/ hour
10-1-8	Electrical Permit- Electric Service - 0 - 200 amperes	\$60.00
10-1-8	Electrical Permit- Electric Service - 201 - 400 amperes	\$75.00
10-1-8	Electrical Permit- Electric Service - 401 - 600 amperes	\$100.00
10-1-8	Electrical Permit- Electric Service - 601 - 1,000 amperes	\$200.00
10-1-8	Electrical Permit- Electric Service - over 1,000 amperes	Based on rating of service disconnects, using the above schedule

10-1-8	Electrical Permit - Branch circuits - 0 - 20 ampere - first 50 circuits	\$10.00/circuit
10-1-8	Electrical Permit - Branch circuits - 0 - 20 ampere - each additional over 50	\$5.00/circuit
10-1-8	Electrical Permit - Branch circuits - 21 - 50 amperes	\$20.00/circuit
10-1-8	Electrical Permit - Branch circuits - over 50 amperes	\$40.00/circuit
10-1-8	Electrical Permit - first motor (or current consuming device)	\$20.00
10-1-8	Electrical Permit - each additional motor or device	\$7.00
10-1-8	Electrical Permit - outlets on existing circuits	\$2.00/outlet
10-1-8	Electrical Permit - Low voltage systems (fire alarm, communications, security)	\$60.00
10-1-8	Electrical Inspections not part of a permit	\$75.00/ hour
10-1-8	Electrical Inspections part of a permit in addition to initial inspection and first reinspection	\$75.00/ hour
10-1-8	Minimum Electrical Fee	\$75.00
10-1-8	Plumbing Permit - Fixtures	\$10.00/fixture
10-1-8	Plumbing Permit - Lawn sprinklers	\$100.00
10-1-8	Plumbing Permit - Backwater valve/overhead sewer	\$100.00
10-1-8	Plumbing Permit - Water heater replacement	\$60.00
10-1-8	Plumbing Permit - Minimum fee	\$75.00
10-1-8	Plumbing Permit - Water main tap - 1-inch connection	\$100.00
10-1-8	Plumbing Permit - Water main tap - 1 1/4-inch connection	\$125.00

10-1-8	Plumbing Permit - Water main tap - 1 1/2-inch connection	\$150.00
10-1-8	Plumbing Permit - Water main tap - 2-inch connection	\$200.00
10-1-8	Plumbing Permit - Water main tap - 4-inch connection	\$400.00
10-1-8	Plumbing Permit - Water main tap - 6-inch connection	\$600.00
10-1-8	Plumbing Permit - Water main tap - 8-inch or larger connection	\$800.00
10-1-8	Plumbing Permit - Storm sewer tap	\$100.00
10-1-8	Plumbing Permit - Sanitary sewer tap	\$100.00
10-1-8	Plumbing Inspections not part of a permit	\$75.00/ hour
10-1-8	Plumbing Inspections part of a permit in addition to initial inspection and first reinspection	\$75.00/ hour
10-1-8	Elevator Permit Fees - New installations	\$100.00
10-1-8	Elevator Semiannual inspection fee	\$50.00
10-1-8	Fees for consulting engineering services and third-party plan reviews	Village 3rd party costs plus the greater of \$100 per review or 10% Administrative costs
10-1-8	Fees for consulting engineering inspections and other third-party inspection services	Village 3rd party costs plus the greater of \$100 per inspection or 10% Administrative costs
10-1-8	Right of Way Deposit	Greater of \$750.00 or Cost Estimate of Village Administrator (see 7-9-10)
10-1-8	Right of Way Repair Fee	110% of Village Costs (Time and Materials)
10-1-8-C	Deposit at Permit application for Permits requiring architectural plans	\$500.00

10-5-5	Vacant Building Registration Fee (initial)	\$500.00
10-5-5	Vacant Building Registration Fee- Renewal fee	\$100.00/year
10-8-1	Moving Buildings Permit	During permit period - \$250/day
10-9-2	Fence Permit	\$60.00
10-10-3	Non-Illuminated Sign	\$50.00 + \$0.50/sq. ft of gross surface area of each face thereof
10-10-3	Illuminated Signs Permit	\$60.00 + \$0.50/sq. ft of gross surface area of each face thereof
10-10-3	Awning and Canopy Permit	\$50.00 plus \$0.50 per square foot of sign area
10-10-3	All Temporary Signs Permit	\$0.00
10-10-3	All Temporary Banners Permit	\$0.00
10-16-5	Building Permit Fees for Antennas and Antenna Support Structures	\$11.00/ \$1,000 of Value

SECTION 12: The terms and conditions of this ordinance shall be severable and if any section, term, provision, or condition is found to be invalid or unenforceable for any reason by a court of competent jurisdiction, the remaining sections, terms, provisions, and conditions, shall remain in full force and effect.

SECTION 13: In the event this ordinance or any Code amendment herein is in conflict with any statute, ordinance, or resolution or part thereof, the amendments in this ordinance shall be controlling and shall supersede all other statutes, ordinances, or resolutions but only to the extent of such conflict. Except as amended in this ordinance, all chapters and sections of the Village of Morton Grove Village Code are hereby restated, readopted and shall remain in full force and effect.

SECTION 14: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law.

PASSED THIS 13<sup>th</sup> day of June 2022.

Trustee Grear \_\_\_\_\_

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Witko \_\_\_\_\_

APPROVED BY ME THIS 13<sup>th</sup> day of June 2022.

\_\_\_\_\_  
Daniel P. DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

ATTESTED and FILES in my office  
This 14<sup>th</sup> day of June 2022.

\_\_\_\_\_  
Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove, Cook County, Illinois



## Legislative Summary

### **Ordinance 22-06**

#### **APPROVING A PLAT OF VACATION OF A PORTION OF THE ALLEY RIGHT OF WAY LOCATED DIRECTLY NORTH OF HENNING'S COURT, BETWEEN NARRAGANSETT AND FERRIS AVENUES, AND MEASURING APPROXIMATELY 1,121 SQUARE FEET IN MORTON GROVE, ILLINOIS**

<b>Introduction:</b>	May 9, 2022
<b>Purpose:</b>	To approve the vacation of a 1,121-square-foot portion of public alley right of way to facilitate private redevelopment of property at 8721 Narragansett Avenue and 8720-26 Ferris Avenue
<b>Background:</b>	<p>P&amp;P Properties, LLC, ("Applicant") submitted a complete application ("Application") requesting a vacation of a portion of public alley right of way located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, in Morton Grove, Illinois, and measuring 1,220.64 square feet. The Applicant submitted the request concurrent with a request for approval of a Preliminary Plat of Subdivision and Special Use Permit for a ten-unit townhome development with accessory parking, landscape, and trash collection areas, which was considered by the Plan Commission under Case PC 22-04 on April 18, 2022.</p> <p>The proposed vacation will eliminate the southern 70.04 linear feet of an existing 16-foot-wide asphalted public alley that runs north-south and connects to Hennings Court to the south. To the east of the alley at 8720-26 Ferris Avenue is vacant property owned by the Village and to the west of the alley at 8721 Narragansett Avenue is vacant property owned by the Applicant. Upon vacation, the portion of alley is planned to be transferred to the Applicant along with the abutting Village-owned property to the east at 8720-26 Ferris Avenue to create a 0.5-acre redevelopment site that extends across the full Hennings Court block face from Narragansett Avenue to Ferris Avenue. The Applicant plans to construct a new east-west 16-foot-wide public accessway that will connect Narragansett Avenue to Ferris Avenue. The proposed accessway will serve the proposed rear-loading townhomes and existing traffic generated by properties to the north. The proposed redevelopment site is part of the block described as "Site I" by the Lehigh-Ferris Framework Plan adopted under Ordinance 09-01. The Plan identifies Site I as a preferred site for higher density residential development. The proposed vacation provides the Applicant with adequate contiguous land area to facilitate the townhome development proposed under Case PC 22-04.</p> <p>On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-03 and unanimously voted to recommend approval of the proposed vacation. Based on the Application, supporting staff report, and testimony presented at the public hearings, on April 18, 2022, the Plan Commission voted unanimously (6-0) to recommend approval of the Plat of Vacation, with conditions relating to plat preparation and recordation, easements, and Board approval of PC 22-04.</p>
<b>Programs, Depts. or Groups Affected</b>	Department of Community and Economic Development
<b>Fiscal Impact:</b>	N/A
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The vacation of the public alley and required recording of the Plat of Vacation will be implemented and supervised by staff as part of their normal work activities.
<b>Administrative Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	May 23, 2022
<b>Special Considerations or Requirements:</b>	None

Submitted by - Ralph Czerwinski, Village Administrator  
Reviewed by - Teresa Hoffman Liston, Corporation Counsel  
Prepared by - Zoe Heidorn, Community Development Administrator

## **ORDINANCE 22-06**

### **APPROVING A PLAT OF VACATION OF A PORTION OF THE ALLEY RIGHT OF WAY LOCATED DIRECTLY NORTH OF HENNINGS COURT, BETWEEN NARRAGANSETT AND FERRIS AVENUES, AND MEASURING APPROXIMATELY 1,121 SQUARE FEET IN MORTON GROVE, ILLINOIS**

WHEREAS, the Village of Morton Grove, located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, pursuant to Section 12-9-5 of the Unified Development Code, the Board of Trustees of the Village of Morton Grove has the power and authority to vacate streets and alleys or portions thereof within the jurisdiction of the Village; and

WHEREAS, P&P Properties LLC (“Applicant”) made a complete application (“Application”) to the Plan Commission of the Village of Morton Grove under Case PC 22-03 requesting a vacation of a 1,220.64-square-foot portion of alley public right of way located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue (“Subject Property”), in accordance with the Plat of Vacation and legal description prepared by United Survey Service, LLC, dated March 8, 2022, a copy of which is attached hereto and made a part hereof and marked as “Exhibit A”; and

WHEREAS, the Subject Property is improved with a 16-foot-wide asphalt alley and is proposed to be vacated and made part of a private redevelopment site for the construction of a ten-unit townhome development consisting of two three-story structures and including guest parking, landscape, and trash collection areas, which has been considered by the Plan Commission under a request for approval of a Special Use Permit and a Preliminary Plat of Subdivision submitted by P&P Properties, LLC, and reviewed as Case PC 22-04; and

WHEREAS, the Subject Property is bordered to the west by property owned by the Applicant and having a common address of 8721 Narragansett Avenue and is bordered to the east by property owned by the Village of Morton Grove and having a common address of 8720-26 Ferris Avenue, which are collectively known as a portion of “Site I,” per the Lehigh-Ferris Framework Plan adopted under Ordinance 09-01; and

WHEREAS, the Lehigh-Ferris Framework Plan identified Site I as a potential redevelopment site for higher density residential uses based on its proximity to the Village’s proposed future

downtown along Lincoln and Lehigh Avenues and the Morton Grove Metra commuter rail station; and

WHEREAS, a vacation of this portion of alley right of way will allow the Subject Property to be incorporated into the developable land area of property at 8721 Narragansett Avenue and 8720-26 Ferris Avenues in order to facilitate the highest and best development opportunity for this combined property: and

WHEREAS, the incorporation of the Subject Property into the Site I development parcel will provide P&P Properties, LLC, the necessary additional contiguous property to support the proposed ten-unit townhome development proposed under Case PC 22-04; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held on April 18, 2022, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on March 31, 2022, written notification was sent to property owners within 250 feet of the subject property on April 1, 2022, and a sign was posted on the Subject Property on April 1, 2022, as required by ordinance; and

WHEREAS, the Morton Grove Plan Commission held a public hearing relative to the above referenced case on April 18, 2022, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission and, as a result of said hearing, the Plan Commission made certain recommendations and conditions through a report dated May 2, 2022, a copy of which is attached hereto and made a part hereof and marked as “Exhibit B; and

WHEREAS, the Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable laws, including Section 12-9-5 of the Unified Development Code, and voted to recommend approval of the vacation with conditions; and

WHEREAS, pursuant to the provisions of the Village of Morton Grove Unified Development Code, the Corporate Authorities have considered the report of the Plan Commission and find the proposed vacation of a portion of this public right of way is appropriate, in the public interest, and in accordance with applicable ordinances of the Village of Morton Grove for a vacation of a public right of way.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Vacation and Conditions. The Corporate Authorities do hereby approve the application for Case PC 22-03, a request for approval of the vacation of a 1,220.64-square-foot portion of alley public right of way located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, subject to the following conditions:

1. The final recorded Plat of Vacation shall be in accordance with the Plat of Vacation and legal description prepared by United Survey Service, LLC, dated March 8, 2022, and attached hereto as "Exhibit A".
2. The Subject Property shall be vested to the Applicant or as otherwise authorized by the Village Administrator or his/her designee.
3. The final Plat of Vacation shall be prepared and recorded with the Cook County Clerk in accordance with all requirements of Section 12-9-5 of the Morton Grove Municipal Code.
4. The Village shall reserve the right to retain any easements deemed necessary for access to and maintenance of public utilities, general access, and as otherwise deemed appropriate by the Village Administrator, subject to final approval by the Village Administrator or his/her designee.
5. This Ordinance shall not take effect until the Village Board of Trustees has passed an ordinance approving the Preliminary Plat of Subdivision and Special Use Permit requested under Case PC 22-04. Should the Village Board of Trustees vote to deny the Preliminary Plat of Subdivision and Special Use Permit, this Ordinance shall be deemed null and void.

SECTION 3. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the vacation as granted hereunder.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law, and the Applicants or their successors have recorded the Plat of Vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code, recorded this Ordinance with the Clerk of Cook County, Illinois, and has provided the evidence of such to the Village of Morton Grove.

PASSED this 23<sup>rd</sup> day of May 2022.

Trustee Grear \_\_\_\_\_

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Witko \_\_\_\_\_

APPROVED by me this 23<sup>rd</sup> day of May 2022.

\_\_\_\_\_  
Daniel DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this 24<sup>th</sup> day of May 2022.

\_\_\_\_\_  
Eileen Scanlon-Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

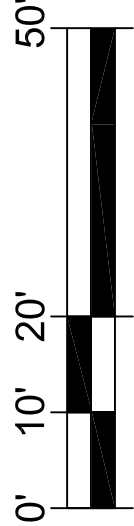
## **LIST OF EXHIBITS**

- |           |   |
|-----------|---|
| EXHIBIT A | Plat of Vacation and Legal Description, dated March 8, 2022 |
| EXHIBIT B | Plan Commission Report for PC 22-03, dated May 2, 2022      |

# **EXHIBIT A**

## **PLAT OF VACATION AND LEGAL DESCRIPTION**

Dated March 8, 2022



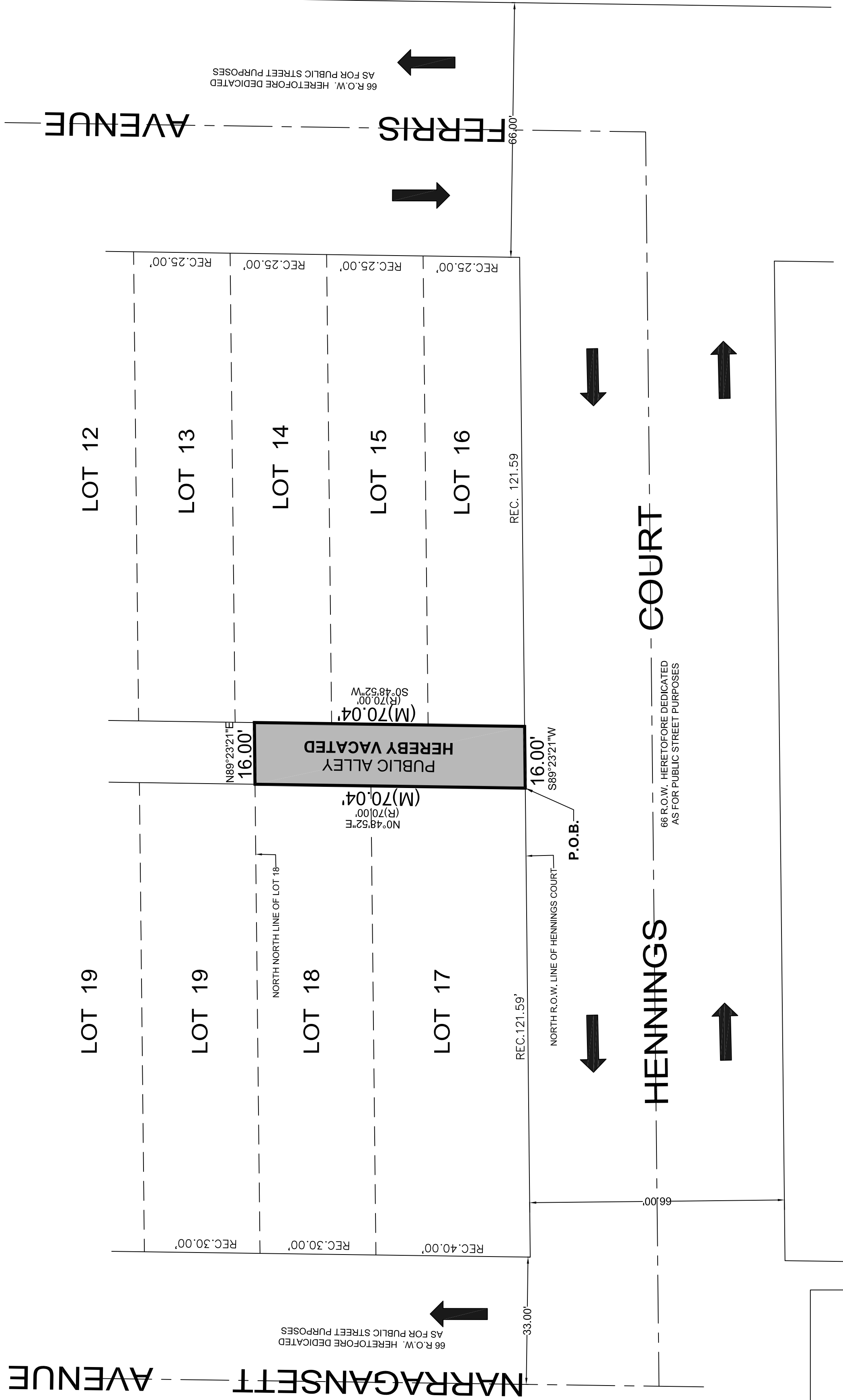
MAIL PLAT TO:  
VILLAGE OF MORTON GROVE  
6101 CAPULINA AVENUE  
MORTON GROVE, ILLINOIS 60053

**UNITED SURVEY SERVICE, LLC**  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL: (847) 299-1010 FAX: (847) 299-5887  
E-MAIL: [USURVEY@USANDCS.COM](mailto:USURVEY@USANDCS.COM)

# PLAT OF VACATION

OF THAT PART OF THE NORTH-SOUTH 166 FEET WIDE PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH RIGHT OF WAY LINE OF HENNING'S COURT; LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 15, 16 AND ADJOINING THE WEST LINE OF THE SOUTH 20 FEET OF LOT 14; LYING SOUTH OF AND ADJOINING THE NORTH LINE OF LOT 10 PROJECTED EAST, ALL INCLUSIVE IN LUMPS'S SUBDIVISION, BEING A SUBDIVISION OF LOT 42 AND NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, EXCEPT FOR THE NORTH 100 FEET OF THE EAST 95 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1926 AS DOCUMENT NUMBER 931762; DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, THENCE NORTH 00 DEGREES 48 MINUTES 52 SECONDS CORNER OF LOT 18, THENCE NORTH 00 DEGREES 18' 48" E 221.2 MINUTES 21 SECONDS EAST A DISTANCE OF 70.04 FEET, THENCE WEST 70.04 FEET, THENCE SOUTH 88 DEGREES 23 MINUTES 21 SECONDS WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA TO BE VACATED = 1,120 SQFT OR 0.025 ACRE



**LEGEND**

- AREA TO BE VACATED
- BOUNDARY LINE OF PROPOSED VACATION
- RIGHT-OF-WAY LINE
- LOT LINE
- TRAFFIC FLOW DIRECTIONALS

**SURVEYOR'S NOTES:**

THE BASIS OF BEARINGS IS ASSUMED.

DATE OF COMPLETION OF FIELD WORK : FEBRUARY 25, 2022

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS.

STATE OF ILLINOIS )

COUNTY OF COOK )

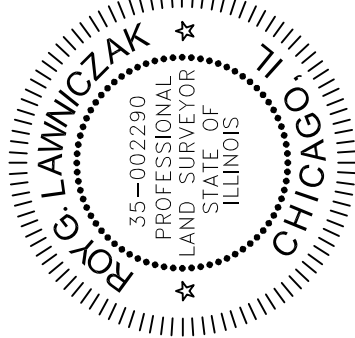
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF VACATION FOR THE PURPOSE SHOWN HEREON.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST. ILLINOIS. MARCH 8. A.D. 2022.

BY:



ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE EXPIRES: NOVEMBER 30, 2022  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2023

PLAT PREPARED BY:

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305  
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
E-MAIL: [USURVEY@USANDCS.COM](mailto:USURVEY@USANDCS.COM)

PROJECT NO.: 2022-29848-2 PLAT PREPARED FOR:

**ADVANTAGE CONSULTING  
ENGINEERS**

80 MAIN STREET - SUITE 17  
LEMONT, ILLINOIS 60439



## **EXHIBIT B**

### **PLAN COMMISSION REPORT FOR PC 22-03**

Dated May 2, 2022

**To:** Village President and Board of Trustees

**From:** Steve Blonz, Plan Commission Chairperson  
Ralph Czerwinski, Village Administrator  
Teresa Hoffman Liston, Corporation Counsel  
Zoe Heidorn, Community Development Administrator

**Date:** May 2, 2022

**Re:** Plan Commission Case PC 22-03 – Request for approval of a Plat of Vacation for a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, in Morton Grove, Illinois, and measuring approximately 1,121 square feet, in accordance with Section 12-9-5 of the Morton Grove Municipal Code. The applicant is P&P Properties, LLC.

### **Executive Summary**

P&P Properties, LLC (“applicant”), filed an application for approval of a vacation in accordance with Section 12-9-5 of the Morton Grove Unified Development Code for a portion of public alley right of way located directly north of Hennings Court, between Narragansett and Ferris Avenues, and measuring 1,221 square feet.

The proposed vacation was considered by the Plan Commission at the regularly scheduled meeting on April 18, 2022. For the reasons set forth in this report, on April 18, 2022, the Plan Commission unanimously recommended by a vote of 6-0 (Chairperson Dorgan absent) that the Village Board of Trustees should approve the vacation with conditions.

### **Application**

On March 14, 2022, the applicant submitted a complete application to the Village requesting a vacation of a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, and measuring 1,220.64 square feet. The applicant submitted the request concurrent to a request for approval of a Preliminary Plat of Subdivision and a Special Use Permit for the development of ten townhomes, all of which was considered by the Plan Commission under Case PC 22-04. The proposed vacation will eliminate the southern 70.04 linear feet of an existing 16-foot-wide asphalted public alley that runs north-south and connects to Hennings Court to the south. To the east of the alley is vacant property owned by the Village at 8720-26 Ferris Avenue and to the west of the alley is vacant property owned by the applicant at 8721 Narragansett Avenue.

Upon vacation, the portion of alley is planned to be transferred to the applicant along with the abutting Village-owned property to the east at 8720-26 Ferris Avenue to create a 0.5-acre redevelopment site that extends across the entire Hennings Court block face from Narragansett Avenue to Ferris Avenue. The applicant plans to construct ten townhomes and accessory parking, landscape, and trash collection areas on the development site. A new east-west 16-foot-wide public accessway will connect Narragansett Avenue to Ferris Avenue and will serve the ten townhomes and existing traffic generated by properties to the north.

### **Village Administrator & Staff Review**

Pursuant to section 12-9-5:B.2, the Village Administrator and staff must verify the information provided by the applicant and report on any known public interests served by the parcel, recommendations with regard to retention of easements for the benefit of public utilities and pedestrian or bicycle accessways, recommendations regarding the vesting of title to the property upon vacation, and recommendations as to whether the applicants should pay the Village reasonable compensation for the property or whether compensation should be waived. This report must then be forwarded to the Plan Commission for review and consideration. The findings of the Village Administrator are outlined in the staff report to the Plan Commission dated April 12, 2022, and address public interests served by the property, the retention of easements, vesting of title to the property upon vacation, and compensation for the property.

## Public Hearings

### Traffic Safety Commission

On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-03 in accordance with Section 12-16-4:A. After reviewing the submitted application, the Traffic Safety Commission unanimously voted to recommend approval of the proposed vacation and did not forward any comments in relation to the case.

### Plan Commission

The Village of Morton Grove provided public notice for the April 18, 2022, Plan Commission public hearing for Case PC 22-03 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on March 31, 2022. The Village mailed letters to property owners within 250 feet of the subject property on April 1, 2022, and placed a public notice sign on the subject property on April 1, 2022.

Plan Commission – April 18, 2022, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 22-03 held on April 18, 2022. Commissioner Dorgan was absent with notice.

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated April 12, 2022, and attached hereto as “**Attachment A**,” was entered into the public record.

Ms. Heidorn presented the case for the Village. She explained that Case PC 22-03 is a request for approval of a Plat of Vacation for a portion of portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, and submitted concurrent to a request for approval of a Preliminary Plat of Subdivision and a Special Use Permit for ten townhomes, all of which will be considered by the Plan Commission under Case PC 22-04.

She stated that the proposed vacation will eliminate the southern 70.04 linear feet of an existing 16-foot-wide public alley that runs north-south and connects to Hennings Court to the south. Upon vacation, the portion of alley is planned to be transferred to the applicant along with the abutting Village-owned property to the east at 8720-26 Ferris Avenue to create a 0.5-acre redevelopment site that extends across the entire Hennings Court block face from Narragansett Avenue to Ferris Avenue. The developer plans to construct a new east-west public accessway that will connect Narragansett Avenue to Ferris Avenue to serve the ten proposed rear-loading townhomes and existing traffic generated by properties to the north.

Ms. Heidorn added that, pursuant to Village Code, staff has forwarded specific findings regarding public interests served by the parcel, the retention of easements for the benefit of public utilities and pedestrian or bicycle accessways, vesting of title, and compensation for the property, which are included in the distributed staff report. Staff is supportive of the request for vacation because it supports development that aligns with the objectives of the Lehigh/Ferris Framework Plan and requirements of the C-1 General Commercial District.

Ms. Heidorn explained that since the staff report was distributed, staff had reconsidered the proposed one-way eastbound control of the proposed east-west accessway and is now recommending that the accessway be made one-way westbound. This will mitigate congestion along Ferris Avenue.

Commissioner Kintner inquired about the one-way westbound direction of the proposed accessway.

Chairman Blonz asked for a view of the alley to be projected.

Commissioner Gabriel explained that he is concerned with the control of one-way traffic.

Ms. Heidorn explained that staff has concerns with traffic exiting onto Ferris Avenue, which has a significantly higher average daily traffic count than Narragansett Avenue. Pedestrian activity is also greater along Ferris Avenue.

Secretary Kirchner swore in the representatives of applicant P&P Properties, LLC, including Michael Marasco, John Park, Jolly Thulaseedas, Ketan Patel, and Brendan May.

The applicants discussed the guest parking for the townhomes and the curb turning radius that is provided for the north-south alley. The T-shaped intersection was designed to support eastbound traffic. Designating the accessway as one-way westbound is not an issue that affects the development, but it may cause vehicles to trespass on private property not under control of the developer.

Mr. Marasco next provided an overview of the project to be considered in case PC 20-04 and described the need for the proposed alley vacation.

Mr. Marasco presented comparable townhome developments in nearby areas that do not have the right mix of materials and are not as unique as the one's his team is proposing. The applicant's proposed townhomes have more glazing, lots of natural light, and unique balconies. Market studies show excellent demand for such amenities and high-quality finishes in the area.

Chairman Blonz asked for questions by the Commissioners. The Commissioners had no further questions.

Chairman Blonz asked for public comment. Members of the public provided no comment.

Commissioner Kintner made a motion to recommend approval of Case PC 22-03, a request for approval of a Plat of Vacation for a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, in Morton Grove, Illinois, and measuring approximately 1,121 square feet, in accordance with Section 12-9-5 of the Morton Grove Municipal Code, subject to the following conditions:

1. The final plat of vacation shall be prepared and recorded with the Cook County Clerk in accordance with Section 12-9-5 of the Morton Grove Municipal Code.
2. The Village reserves the right to retain any easements deemed necessary for access to and maintenance of public utilities, general access, and as otherwise deemed appropriate by the Village Administrator.
3. Approval is contingent upon the approval of Case PC 22-04

The motion was unanimously (6-0) approved.

#### **Final Plans and Supporting Documents**

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment B**":

1. Plat of Survey, prepared by United Survey Service, LLC, dated February 25, 2022
2. Plat of Vacation, prepared by United Survey Service, LLC, dated March 8, 2022

#### **Attachments**

- **Attachment A** – Staff Report to the Plan Commission for PC 22-03, prepared by Zoe Heidorn, Community Development Administrator, dated April 12, 2022
- **Attachment B** – Final Plans and Supporting Documents for PC 22-03

**Attachment A**

Staff Report to the Plan Commission for PC 22-03  
*Dated April 12, 2022*



# Village of Morton Grove

## Department of Community & Economic Development

**To:** Chairperson Blonz and Members of the Plan Commission

**From:** Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

**Date:** April 12, 2022

**Re:** **Case PC 22-03:** Request for approval of a Plat of Vacation for a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, in Morton Grove, Illinois, and measuring approximately 1,121 square feet, in accordance with Section 12-9-5 of the Morton Grove Municipal Code. The applicant is P&P Properties, LLC.

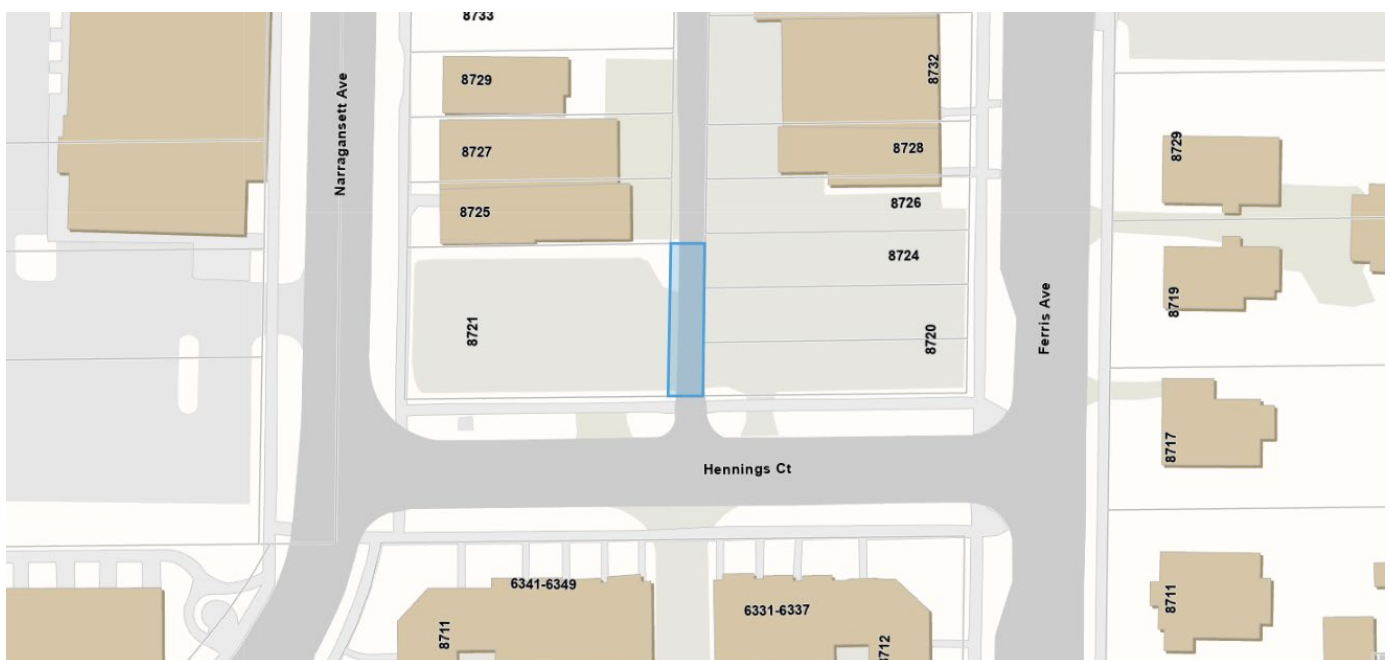
## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the April 18, 2022, Plan Commission public hearing for Case PC 22-03 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on March 31, 2022. The Village mailed letters to property owners within 250 feet of the subject property on April 1, 2022, and placed a public notice sign on the subject property on April 1, 2022.

### Application Summary

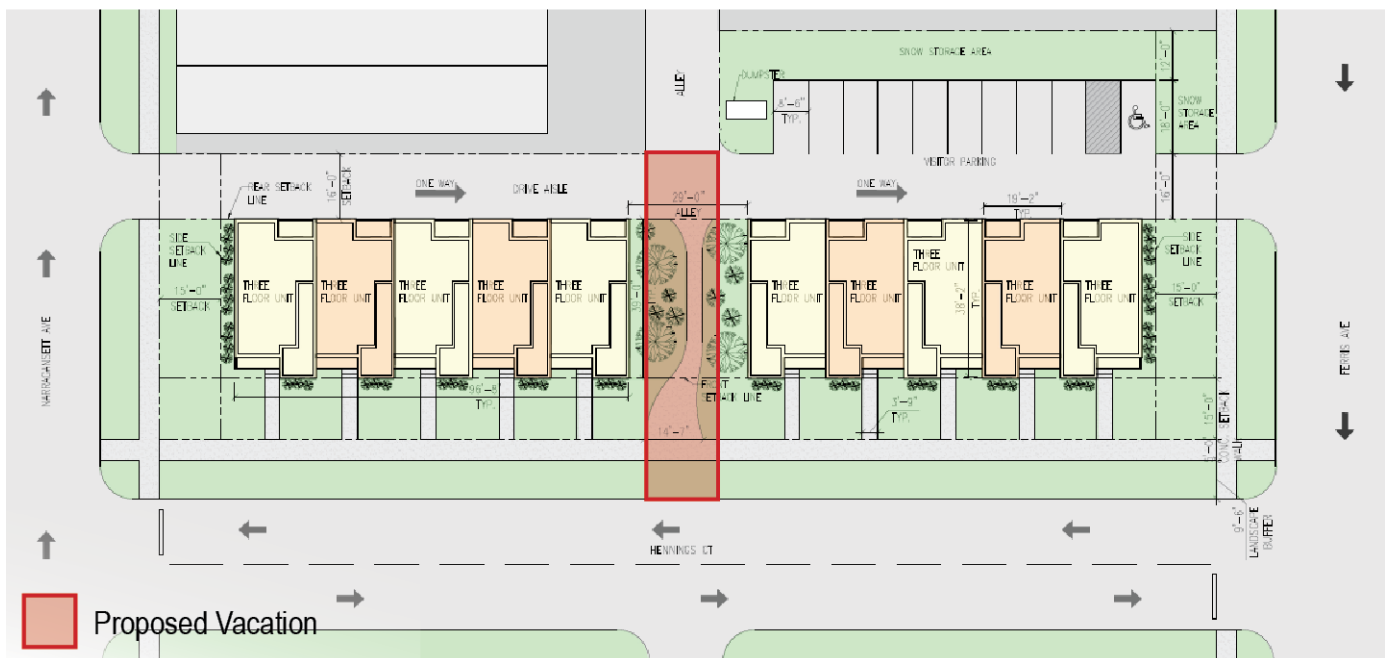
On March 14, 2022, P&P Properties, LLC, submitted a complete application to the Department of Community and Economic Development requesting a vacation in accordance with Section 12-9-5 of the Morton Grove Unified Development Code for a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, and measuring approximately 1,121 square feet. The applicant submitted the request concurrent to a request for approval of a Preliminary Plat of Subdivision in accordance with Chapter 12-8 and Special Use Permits for ten attached dwellings (townhomes) and more than one principal detached building, all of which will be considered by the Plan Commission and Board of Trustees under Case PC 22-04.



***Proposed Area of Vacation***

The proposed vacation will eliminate the southern 70.04 linear feet of an existing 16-foot-wide asphalted public alley that runs north-south and connects to Hennings Court to the south. To the east of the alley is vacant property owned by the Village and to the west of the alley is vacant property owned by the applicant.

Upon vacation, the portion of north-south alley is planned to be transferred to the applicant along with the abutting Village-owned property to the east at 8720-26 Ferris Avenue to create a 0.5-acre redevelopment site that extends across the entire Hennings Court block face from Narragansett Avenue to Ferris Avenue. The developer plans to construct a new east-west 16-foot-wide public accessway that will connect Narragansett Avenue to Ferris Avenue. The proposed accessway will be one-way east and serve ten proposed rear-loading townhomes and existing traffic generated by properties to the north. The accessway will be available for public use but will be owned and maintained by the developer. A site plan depicting the proposed area of vacation in relation to the proposed townhome development is below. Detailed development plans are provided in the hearing packet for Case PC 22-04.



***Proposed Area of Vacation and Redevelopment Site Plan***

A traffic and parking impact study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. for the proposed project and included in the hearing packet for PC 22-04 notes that the proposed vacation will reduce the vehicular-pedestrian conflict point created by the existing alley along Hennings Court. While the proposed site plan generates two new curb cuts, one along Ferris Avenue and one along Narragansett Avenue, the one-way control of the proposed east-west accessway will provide more predictable traffic movements.

The submitted study also included turning path diagrams for passenger vehicles, garbage trucks, and single-unit trucks to assess the feasibility of the proposed alley layout. The study found that the alley's "T" intersection to the south may not be able to accommodate garbage trucks and single-unit trucks without encroaching onto private property. The study suggests that garbage trucks and single-unit trucks should not be permitted to travel northbound along the north-south alley. Village staff notes that turning path diagrams are typically conservative and does not believe that this one-way restriction of the north-south alley should be made a requirement of the development plan approval, but that observation of traffic movement after the development is constructed should serve as the basis for future traffic control.

#### **Village Administrator & Staff Review**

Pursuant to section 12-9-5:B.2, the Village Administrator and staff must verify the information provided by the applicant and report on any known public interests served by the parcel, recommendations with regard to retention of easements for the benefit of public utilities and pedestrian or bicycle accessways, recommendations regarding the vesting of title to the property upon vacation, and recommendations as to whether the applicants should pay the Village reasonable compensation for the

property or whether compensation should be waived. This report must then be forwarded to the Plan Commission for review and consideration.

The findings of the Village Administrator and staff are as follows:

- **Any known public interests served by the parcel:** Staff finds that the proposed vacation will benefit the public interest by optimizing the project site to support residential development that is fitting to the surrounding neighborhood, mirrors existing townhome development across Hennings Court, and meets the general requirements of the C/R Commercial/Residential District and the objectives of the Lehigh/Ferris Framework Plan. The proposed development would not be possible without the alley vacation. Considering that the properties to the east and west of the alley have remained undeveloped for over a decade, the Village finds that consolidation of these lots by way of the vacated alley offers the most feasible path forward for redevelopment and a return of these properties to desirable and tax-generating uses.
- **Retention of easements for the benefit of public utilities and pedestrian or bicycle accessways:** Staff recommends the retention of (1) an easement in the general location of the proposed area of vacation to allow for continued maintenance of and access to existing underground public utilities leading to Hennings Court, (2) an easement to authorize use of the proposed access drive by the general public, and (3) other easements as deemed appropriate by the Village and determined through final site design and engineering.
- **Vesting of title to the property upon vacation:** Staff recommends that the property within the area of vacation is vested to the applicant and current owner of property to the west at 8721 Narragansett Avenue.
- **Compensation for the property:** Appropriate compensation for the property will be determined by the Village as part of a forthcoming redevelopment agreement.

#### **Traffic Safety Commission Review**

On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-03 in accordance with Section 12-16-4:A. After reviewing the submitted application and hearing the testimony provided by the applicant and his consultants in response to the Village Engineer's staff report, the Traffic Safety Commission unanimously voted to recommend approval of the proposed vacation and did not forward any comments to the Plan Commission for consideration.

#### **Appearance Commission Review**

Appearance Commission review was not required in the case of PC 22-03 because the request will have an insignificant impact on the community from an appearance perspective.

#### **Departmental Review**

The application and all supporting materials were distributed to staff within the Village's Fire, Building, Public Works (Engineering), and Police Departments for review. The comments received by staff are as follows:

- **Police Department:** No issues identified at this time.
- **Fire Department:** No issues identified at this time.
- **Building Department:** No issues identified at this time.
- **Public Works Department/Engineering:** The Village Engineer reviewed the proposed vacation and issued comments relating to the application in the departmental comment form dated April 11, 2022, and included in the hearing packet for PC 22-03. A recommended condition of vacation approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.

#### **Recommendation**

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

*Motion to recommend approval of Case PC 22-03, a request for approval of a Plat of Vacation for a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, in Morton Grove, Illinois, and*



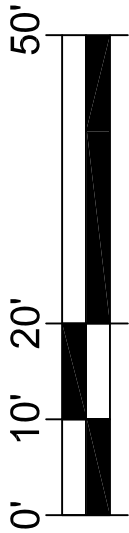
*measuring approximately 1,121 square feet, in accordance with Section 12-9-5 of the Morton Grove Municipal Code, subject to the following conditions:*

- 1. The final plat of vacation shall be prepared and recorded with the Cook County Clerk in accordance with Section 12-9-5 of the Morton Grove Municipal Code.*
- 2. The Village reserves the right to retain any easements deemed necessary for access to and maintenance of public utilities, general access, and as otherwise deemed appropriate by the Village Administrator.*

**Attachment B**

Final Plans and Supporting Documents for PC 22-03

1. *Plat of Survey, prepared by United Survey Service, LLC, dated February 25, 2022*
2. *Plat of Vacation, prepared by United Survey Service, LLC, dated March 8, 2022*



CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887  
E-MAIL: [USURVEY@USANDCS.COM](mailto:USURVEY@USANDCS.COM)

## PARCEI 1

**PARCEL 1**  
 LOTS 13, 14, 15 AND 16 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS.

KNOWN AS: 8720-26 FERRIS AVENUE, MORTON GROVE, ILLINOIS

PERMANENT INDEX NUMBER:

10-20-100-021-0000

-10 -	20 -	100 -	022 -	0000
10	30	100	033	0000

10-20-100-020-0000  
10-20-100-024-0000

AREA = 12,161 SQFT OR 0.279 ACRE

## PARCEL 2

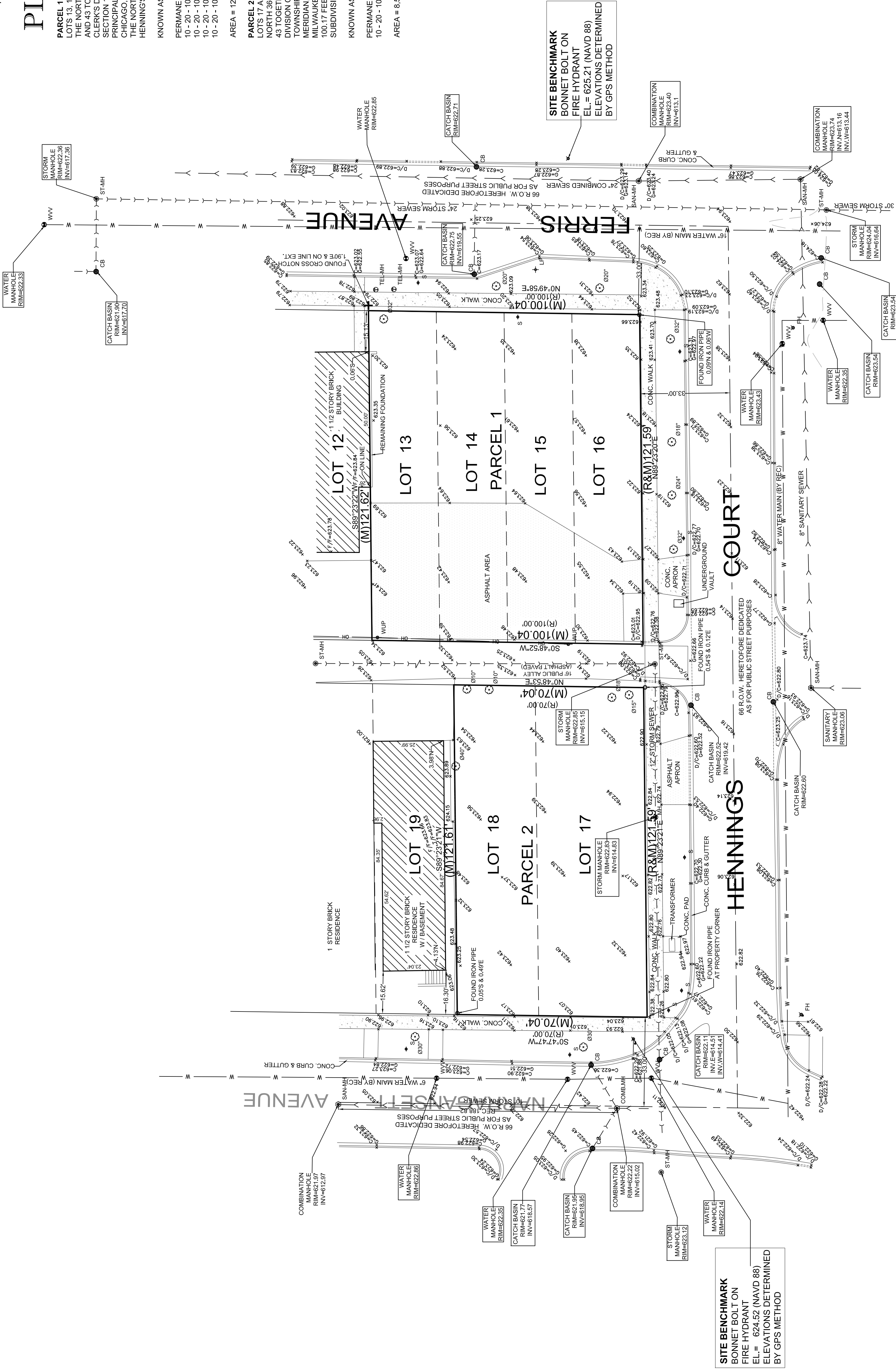
LOTS 17 AND 18 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43, TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS

KNOWN AS: 8721 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS

PERMANENT INDEX NUMBER:

10 - 20 - 100 - 029 - 0000

AREA = 8,514 SQFT OR 0.195 ACRE



LEGEND	ABBREVIATIONS
⊙ SAN-MH	SANITARY MANHOLE
⊙ ST-MH	STORM MANHOLE
⊙ CB	CATCH BASIN
⊙ WW	WATER VALVE VAULT
⊙ SIGN	SIGN
⊙ FH	FIRE HYDRANT
⊙ TEL-MH	TELEPHONE MANHOLE
⊙ MH	MANHOLE
⊙ WD	WOOD UTILITY POLE
⊙ TR	TREE
	TIPTOP OF FOUNDATION
	FIF-FINISH FLOOR
	C=TOP OF CURB
	G=GUTTER

ORDERED BY: ADVANTAGE CONSULTING ENGINEERS
SCALE : 1" = 20'
DATE : FEBRUARY 25, 2022
FILE No.: <b>2022-29848</b>

[illegible]

**PUBLIC UTILITY NOTE:** LOCATION OF UNDERGROUND UTILITIES WHERE NOT SUBSTANTIATED BY PHYSICAL EVIDENCE ARE TAKEN FROM RECORDS NORMALLY CONSIDERED RELIABLE. NO RESPONSIBILITY FOR THEIR ACCURACY IS ASSUMED BY THE SURVEYOR.



CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES (GAS, ELECTRIC, TELEPHONE, SEWER AND WATER, ETC.) PRIOR TO COMMENCING ANY CONSTRUCTION.

THESE COMPANIES WILL LOCATE ON THE GROUND THE LOCATION OF ALL CONDUIT, DUCTS, UNDERGROUND PIPING, ETC., ADJOINING AND CROSSING PROPOSED CONSTRUCTION.

STATE OF ILLINOIS )  
 ) S.S.

COUNTY OF COOK )

I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

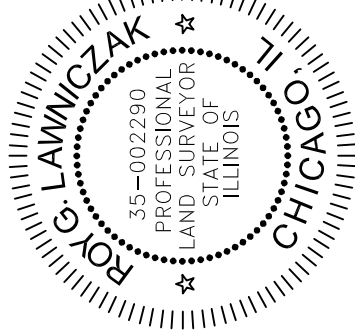
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

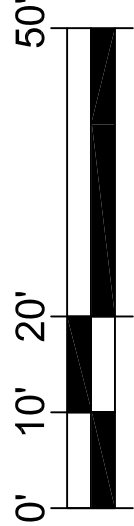
COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

RIVER FOREST, ILLINOIS, FEBRUARY 25, A.D. 2022.

BY: Prof. A. Lammeyer

ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2022





MAIL PLAT TO:  
VILLAGE OF MORTON GROVE  
6101 CAPULINA AVENUE  
MORTON GROVE, ILLINOIS 60053

# PLAT OF VACATION

# PLAT OF VACATION

AREA TO BE VACATED = 1,120 SQFT OR 0.025 ACRE

BY: \_\_\_\_\_  
 \_\_\_\_\_  
 ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE EXPIRES: NOVEMBER 30, 2022  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2023

## Legislative Summary

### **Ordinance 22-07**

#### **APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND SPECIAL USE PERMITS WITH ASSOCIATED WAIVERS FOR A TEN-UNIT TOWNHOME DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS 8721 NARRAGANSETT AVENUE, 8720-26 FERRIS AVENUE, AND A 1,121-SQUARE-FOOT PORTION OF PUBLIC ALLEY RIGHT OF WAY PETITIONED FOR VACATION IN MORTON GROVE, ILLINOIS**

<b>Introduction:</b>	May 9, 2022
<b>Purpose:</b>	To approve a Preliminary Plat of Subdivision and Special Use Permits for the subdivision of property at 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and a 1,121-square-foot portion of public alley right of way petitioned for vacation and construction of a ten-unit townhome development thereon
<b>Background:</b>	<p>P&amp;P Properties, LLC (“Applicant”), submitted complete applications (“Application”) requesting approval of a Preliminary Plat of Subdivision and Special Use Permits for property owned by the Applicant at 8721 Narragansett Avenue, Village-owned property at 8720-26 Ferris Avenue, and a portion of public alley right of way located directly north of Hennings Court, between Narragansett and Ferris Avenues, and measuring approximately 1,121 square feet petitioned for vacation under Case PC 22-03, which was considered by the Plan Commission on April 18, 2022.</p> <p>The Applicant proposes to acquire approximately 0.305 acres in Village-owned property and public alley right of way to assemble with property owned by the Applicant at 8721 Narragansett Avenue for the construction of a ten-unit townhome development consisting of two structures with a public accessway, accessory guest parking area, trash enclosure, and landscape areas. The Applicant is proposing 20 enclosed garage parking spaces and ten guest parking spaces to the rear of the principal structures for a total of 30 off-street parking spaces, which exceeds the peak demand of 21 spaces established in the submitted traffic and parking impact study. Vehicular access to the development will be provided by a new one-way public accessway that runs east-west through the development site and connects to the existing alley network. The developer is requesting waivers for density, impermeable lot coverage, rear yard impermeable coverage, and location of parking areas.</p> <p>On April 4, the Appearance Commission reviewed Case AC 22-02 and unanimously voted to issue an Appearance Certificate and recommend approval of the proposed development with conditions. On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-04 and unanimously voted to recommend approval of the proposed development. On April 18, 2022, the Applicant appeared before the Plan Commission to present the request for approval of the Application made under Case PC 22-04. Based on the Application, supporting staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (6-0) to recommend approval of the Preliminary Plat of Subdivision and Special Use Permits, with conditions relating to site design.</p>
<b>Programs, Dept’s, Groups Affected</b>	Department of Community and Economic Development
<b>Fiscal Impact:</b>	N/A
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The Preliminary Plat of Subdivision and Special Use Permits will be implemented and supervised by staff as part of their normal work activities.
<b>Administrative Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	May 23, 2022
<b>Special Considerations or Requirements:</b>	None

Submitted by - Ralph Czerwinski, Village Administrator  
Reviewed by - Teresa Hoffman Liston, Corporation Counsel  
Prepared by - Zoe Heidorn, Community Development Administrator

## **ORDINANCE 22-07**

### **APPROVING A PRELIMINARY PLAT OF SUBDIVISION AND SPECIAL USE PERMITS WITH ASSOCIATED WAIVERS FOR A TEN-UNIT TOWNHOME DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS 8721 NARRAGANSETT AVENUE, 8720-26 FERRIS AVENUE, AND A 1,121-SQUARE-FOOT PORTION OF PUBLIC ALLEY RIGHT OF WAY PETITIONED FOR VACATION IN MORTON GROVE, ILLINOIS**

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 8721 Narragansett Avenue and 8720-26 Ferris Avenue, legally described in “Exhibit A”, attached hereto and made a part of this Ordinance, are a 0.48-acre site located within a C-1 General Commercial District and comprise lots separated by a 1,120.64-square-foot portion of public alley right of way located directly north of Hennings Court, between Ferris and Narragansett Avenues, that has been petitioned for vacation through a complete application to the Village’s Plan Commission under Case PC 22-03, in accordance with the Plat of Vacation and legal description prepared by United Survey Service, LLC, dated March 8, 2022, a copy of which is attached hereto and made a part hereof and marked as “Exhibit B”, and together comprise the subject property (“Subject Property”); and

WHEREAS, the Subject Property is partially unimproved, partially improved with an asphalt surface parking area, and partially improved with a 16-foot-wide asphalt alley; and

WHEREAS, “Attached dwellings” (townhomes) and more than one principal detached building on a zoning lot are classified as Special Uses in the C-1 General Commercial District pursuant to Sections 12-4-3:D and 12-2-2:A of the Unified Development Code (Title 12); and

WHEREAS, before subdividing or consolidating any tract of land, an owner shall submit a Preliminary Plat of Subdivision to the Plan Commission and Village Board of Trustees for review and approval pursuant to Chapter 12-8 of the Unified Development Code; and

WHEREAS, P&P Properties, LLC (“Applicant”), filed complete applications to the Village’s Plan Commission under Case PC 22-04 (“Application”) requesting approval of a Preliminary Plat of Subdivision and Special Use Permits for a subdivision of the Subject Property into twelve lots and the construction of a ten-unit townhome development comprising two structures with a public accessway, ten accessory guest parking spaces, a trash enclosure, and landscape areas; and

WHEREAS, to authorize the development as presented, the Application includes requests for variation to Section 12-5-4:C.2 for minimum lot area, Section 12-5-4:I.2 for impervious lot coverage, Section 12-2-5:B.3 for rear yard impervious coverage, 12-2-6:G for walkway width, and 12-5-4:G.4 for location of surface parking lots; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held on April 18, 2022, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on March 31, 2022, written notification was sent to property owners within 250 feet of the subject property on April 1, 2022, and a sign was posted on the Subject Property on April 1, 2022, as required by ordinance; and

WHEREAS, pursuant to Section 12-7-3:B, the off-street parking standards identified in the Unified Development Code as “Required Spaces by Use” shall be advisory only for Special Use applications and the final number of required parking spaces for Special Use Permits will be established by the Village Board based on the submitted traffic and parking impact study and any recommendations by the Traffic Safety Commission, Plan Commissions, and staff; and

WHEREAS, in accordance with Section 12-7-3:B of the Village Code, the Applicant submitted a traffic and parking impact study, “Summary Traffic and Parking Evaluation, Proposed Townhome Developments, Morton Grove, Illinois,” prepared by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA), dated March 14, 2022, which establishes a peak parking demand of 21 parking spaces and discusses projected traffic impacts associated with the proposed development; and

WHEREAS, on April 4, 2022, the Appearance Commission reviewed the Application, approved an Appearance Certificate for proposed improvements that authorized associated waivers, and recommended approval of the Application with conditions; and

WHEREAS, on April 7, 2022, the Traffic Safety Commission (TSC) reviewed the Application, including the plans and traffic and parking study, and recommended approval; and

WHEREAS, at the April 18, 2022, public hearing, the Village’s Plan Commission heard the Applicant’s presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village’s Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Subdivision established in Section 12-16-4:D.3 and the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend

approval of the Preliminary Plat of Subdivision and Special Use Permits, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated May 2, 2022, which was presented to the Village Board on May 9, 2022, and a copy of that report is contained in “Exhibit C”, attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village’s Unified Development Code, the Corporate Authorities have determined that the proposed Preliminary Plat of Subdivision and Special Use Permits should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Preliminary Plat of Subdivision and Special Use Permits. The Corporate Authorities hereby approve a Preliminary Plat of Subdivision and grant Special Use Permits to allow the construction of a ten-unit townhome development and authorize select variations to requirements of the Unified Development Code, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors and assigns. The Special Use Permit approval shall include the following waivers:

- A. Waiver to Section 12-5-4:C.2 for minimum lot area;
- B. Waiver to Section 12-5-4:I.2 for impervious lot coverage;
- C. Waiver to Section 12-2-5:B.3 for rear yard impervious coverage;
- D. Waiver to Section 12-2-6:G for walkway width;
- E. Waiver to Section 12-5-4:G.4 for location of surface parking lots; and
- F. Waivers to select screening requirements of Section 12-11-4, as approved by the Appearance Commission.

SECTION 3. Conditions. The Preliminary Plat of Subdivision and Special Use Permits shall be subject to the following conditions:

- A. The site, improvements, and buildings, including building footprints, shall be improved and operated consistent with the plans and supporting documents and modifications as finalized and specifically approved in writing by the Village Administrator or his designee, including:



1. Plat of Survey, prepared by United Survey Service, LLC, dated February 25, 2022;
2. Plat of Vacation, prepared by United Survey Service, LLC, dated March 8, 2022;
3. Preliminary Plat of Subdivision – Park Village Townhome Subdivision, prepared by Advantage Consulting Engineers, dated March 14, 2022;
4. Site Plan, prepared by KP&J Architects & Engineers, dated 2022;
5. Second Floor Plan and First Floor Plan, prepared by KP&J Architects & Engineers, dated 2022;
6. Third Floor Plan, prepared by KP&J Architects & Engineers, dated 2022;
7. South Elevation and West Elevation, prepared by KP&J Architects & Engineers, dated 2022;
8. North Elevation and East Elevation, prepared by KP&J Architects & Engineers, dated 2022;
9. South Elevation and North Elevation, prepared by KP&J Architects & Engineers, dated 2022;
10. Material Specifications (2 sheets), prepared by KP&J Architects & Engineers, dated 2022;
11. Renderings (unnamed, 2 sheets), prepared by KP&J Architects & Engineers, undated;
12. Sheet C1: Preliminary Site Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022;
13. Sheet C2: Preliminary Engineering Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022;
14. Sheet 1.0: Tree Preservation Plan, prepared by uplandDesign ltd, dated March 14, 2022;
15. Sheet 2.0: Landscape Plan, prepared by uplandDesign ltd, dated March 14, 2022;
16. Sheet 3.0: Landscape Details, prepared by uplandDesign ltd, dated March 14, 2022;
17. Sheet A-102: Photometric Plan, prepared by KP&J Architects & Engineers, dated March 14, 2022;
18. Summary Traffic and Parking Evaluation – Proposed Townhome Developments, prepared by Kenig, Lindgren, O’Hara, Aboona, Inc. (KLOA), dated March 14, 2022;
19. Preliminary Detention Calculations for Park Villa Townhomes (7 sheets), prepared by Advantage Consulting Engineers, dated March 14, 2022; and

20. Declaration of Easements, Restrictions and Covenants for Park Villas Subdivision (draft, 21 pages), prepared by, P&P Properties, undated.

Any change to the site or building may subject the Applicant or subsequent owners, lessees, occupants, and users of the Subject Property to additional conditions and may serve as the basis for amendment to the Special Use Permits.

- B. The Subject Property shall be developed and operated consistent with all representations, assertions, and testimony provided by the Applicant and their representatives at the public hearings before the Appearance Commission, Traffic Safety Commission, and Plan Commission. Any inconsistencies in development or operation, as determined by the Village Administrator or his/her designee, may serve as the basis for amendment to or revocation of the Special Use Permits.
- C. All final site development plans must be approved in writing by the Village Administrator or his/her designee and shall be consistent with the site layout and building setbacks shown in the Preliminary Site Plan (Sheet C1) prepared by Advantage Consulting Engineers, dated March 14, 2022, and final recommendations from staff, the Appearance Commission, Traffic Safety Commission, Plan Commission, and Village Board of Trustees.
- D. Prior to the issuance of a building permit, the Applicant shall submit all turning path diagrams requested by the Fire Prevention Bureau Coordinator, Community Development Administrator, and Village Engineer, subject to the review and approval of the Village Administrator or his/her designee, to demonstrate sufficient access and maneuvering for delivery trucks, emergency vehicles, and passenger vehicles with respect to the garage and surface parking spaces, public accessway, and connecting alley network.. Such approval may include modification to the building setback along Hennings Court as necessary, but to no less than twelve (12) feet, to facilitate sufficient access and maneuvering.
- E. Prior to the issuance of a building permit, the traffic and parking study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), dated March 14, 2022, shall be updated to evaluate one-way westbound control of the public accessway and the accommodation of access and maneuvering for delivery trucks, emergency vehicles, and passenger vehicles based on the approved turning path diagrams, subject to the review and approval of the Village Administrator or his/her designee.
- F. Prior to the issuance of a building permit, the Applicant shall submit final site and engineering plans for review and approval by the Community Development

Administrator, Village Engineer, and Village Administrator or his/her designee, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated April 11, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.

- G. Prior to the issuance of a building permit, the Applicant shall submit a final landscape plan, elevations, and materials for review and approval by the Village Administrator or his/her designee. The final landscape plan, elevations, and materials must be deemed consistent with the approved landscape plan, elevations, and materials and revised as necessary to comply with all comments and recommendations issued by the Appearance Commission at the public meeting held on April 4, 2022, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- H. Prior to the issuance of a certificate of occupancy, the Applicant shall submit a signage plan that includes public accessway and guest parking area signage for review and approval by the Village Administrator and shall install and maintain signage in accordance with the approved signage plan.
- I. The Applicant shall bury existing aboveground utilities located within the development site or public right of way as required by the Village, subject to review and approval by the Village Administrator or his/her designee.
- J. Prior to the issuance of a certificate of occupancy, an access agreement for the public accessway shall be submitted to the Village Administrator or his/her designee for review and approval and shall be recorded with the Cook County Clerk.
- K. The final landscape and improvement plan for the surrounding public right-of-way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
- L. This Ordinance shall not take effect until the Village Board of Trustees has passed an ordinance approving the Plat of Vacation requested under Case PC 22-03. Should the Village Board of Trustees vote to deny the request for vacation, this Ordinance shall be deemed null and void.

- M. The Applicant shall comply with all applicable provisions of Chapter 12-8 regarding the content and submission of the Final Plat of Subdivision and such Final Plat shall be consistent with the approved Preliminary Plat of Subdivision.
- N. The Owner shall obtain all necessary signatures and file the Final Plat of Subdivision and all required easements with the Cook County Clerk and shall file three paper copies, one Mylar, and one electronic copy of the recorded plat and easements with the Building Commissioner for the Village of Morton Grove within 90 days of such recording.
- O. The Owner shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the Subject Property. Such changes may subject the Owner, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permits. The Special Use Permits are granted so long as the Applicant, Owner, occupants, and users of the Subject Property utilize the area for the purposes as herein designated.
- P. The Owner, Applicant, and any lessees, occupants, and users of the Subject Property, their successors and assigns, shall allow employees and authorized agents of the Village access to the Subject Property at all reasonable times for the purpose of inspecting the Subject Property to verify all terms and conditions of this Ordinance have been met.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Preliminary Plat of Subdivision and Special Use Permits as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Preliminary Plat of Subdivision and Special Use Permits granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form according to law, pursuant to Section 3, Condition L.

PASSED this 23<sup>rd</sup> day of May 2022.

Trustee Gear \_\_\_\_\_

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Witko \_\_\_\_\_

APPROVED by me this 23<sup>rd</sup> day of May 2022.

\_\_\_\_\_  
Daniel DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this 24<sup>th</sup> day of May 2022.

\_\_\_\_\_  
Eileen Scanlon-Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

## **LIST OF EXHIBITS**

EXHIBIT A	Legal Description, 8721 Narragansett Avenue & 8720-26 Ferris Avenue
EXHIBIT B	Plat of Vacation and Legal Description, dated March 8, 2022
EXHIBIT C	Plan Commission Report for PC 22-04, dated May 2, 2022

## **EXHIBIT A**

### **8721 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:**

LOTS 17 AND 18 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION IN COOK COUNTY, ILLINOIS

#### **PROPERTY INDEX NUMBER:**

10-20-100-029-0000

### **8720-26 FERRIS AVENUE, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:**

LOTS 13, 14, 15 AND 16 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS

#### **PROPERTY INDEX NUMBER:**

10-20-100-021-0000

10-20-100-022-0000

10-20-100-023-0000

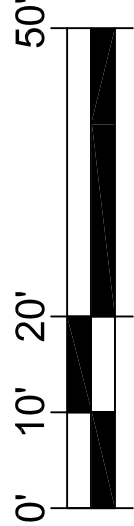
10-20-100-024-0000

## **EXHIBIT B**

### **PLAT OF VACATION AND LEGAL DESCRIPTION**

Dated March 8, 2022





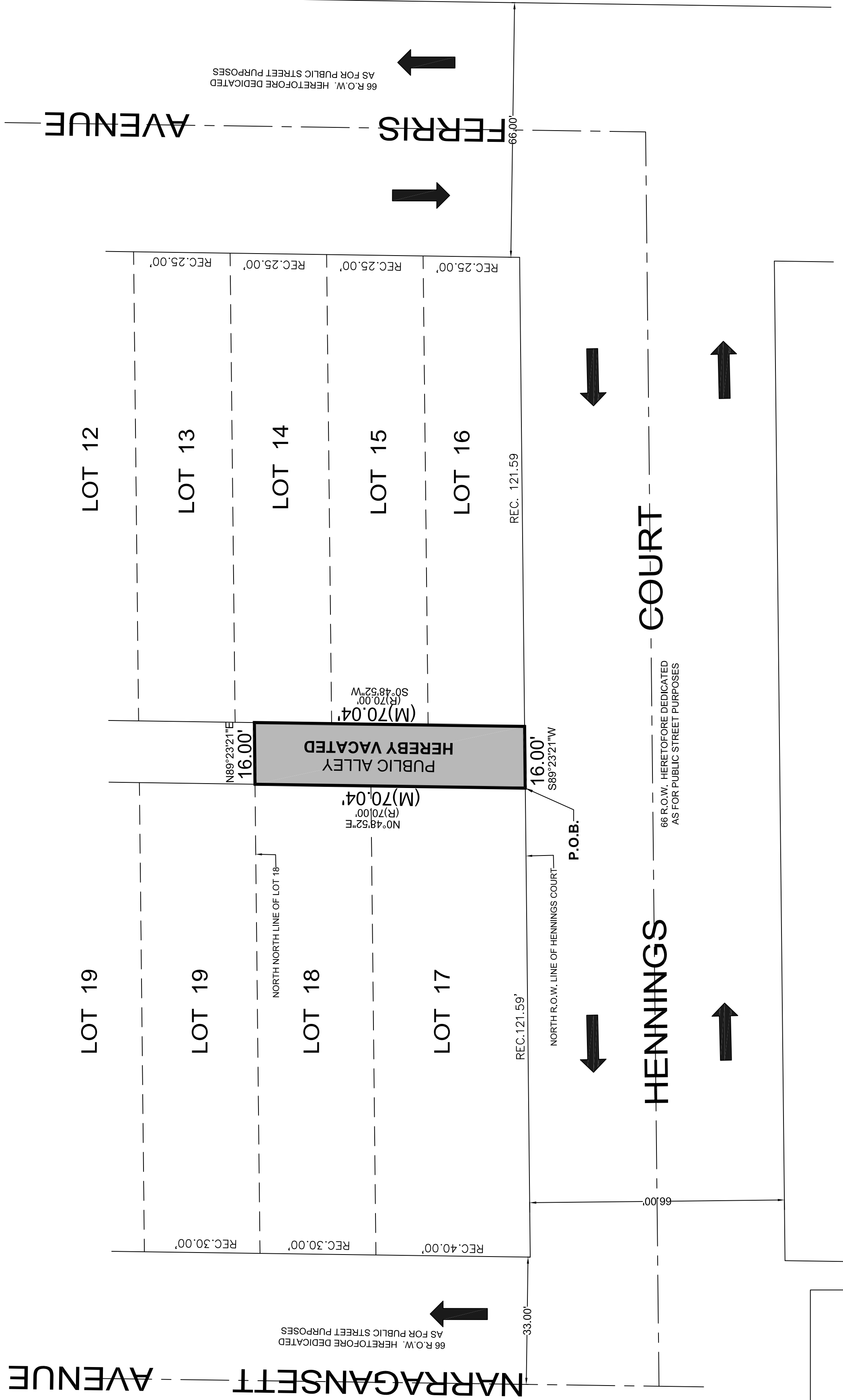
MAIL PLAT TO:  
VILLAGE OF MORTON GROVE  
6101 CAPULINA AVENUE  
MORTON GROVE, ILLINOIS 60053

**UNITED SURVEY SERVICE, LLC**  
CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, IL 60305  
TEL: (847) 299-1010 FAX: (847) 299-5887  
E-MAIL: [USURVEY@USANDCS.COM](mailto:USURVEY@USANDCS.COM)

# PLAT OF VACATION

OF THAT PART OF THE NORTH-SOUTH 166 FEET WIDE PUBLIC ALLEY LYING NORTH OF AND ADJOINING THE NORTH RIGHT OF WAY LINE OF HENNING'S COURT; LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 15, 16 AND ADJOINING THE WEST LINE OF THE SOUTH 20 FEET OF LOT 14; LYING SOUTH OF AND ADJOINING THE NORTH LINE OF LOT 10 PROJECTED EAST, ALL INCLUSIVE IN LUMPS'S SUBDIVISION, BEING A SUBDIVISION OF LOT 42 AND NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, EXCEPT FOR THE NORTH 100 FEET OF THE EAST 95 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1926 AS DOCUMENT NUMBER 9317627, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, THENCE NORTH 00 DEGREES 48 MINUTES 52 SECONDS EAST, A DISTANCE OF 70.04 FEET, THENCE NORTH 88 DEGREES 23 MINUTES 21 SECONDS EAST, A DISTANCE OF 10.00 FEET, THENCE NORTH 88 DEGREES 23 MINUTES 21 SECONDS WEST, A DISTANCE OF 70.04 FEET, THENCE SOUTH 88 DEGREES 23 MINUTES 21 SECONDS WEST, A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

AREA TO BE VACATED = 1,120 SQFT OR 0.025 ACRE



**LEGEND**

- AREA TO BE VACATED
- BOUNDARY LINE OF PROPOSED VACATION
- RIGHT-OF-WAY LINE
- LOT LINE
- TRAFFIC FLOW DIRECTIONALS

**SURVEYOR'S NOTES:**

THE BASIS OF BEARINGS IS ASSUMED.

DATE OF COMPLETION OF FIELD WORK : FEBRUARY 25, 2022

NO DIMENSIONS SHOULD BE ASSUMED BY SCALE MEASUREMENTS.

STATE OF ILLINOIS )

COUNTY OF COOK )

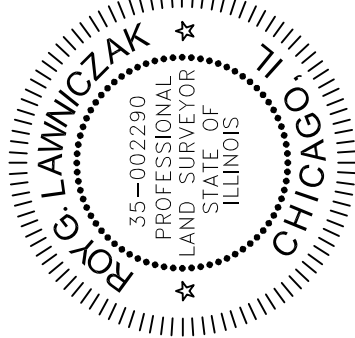
I, ROY G. LAWNICZAK, DO HEREBY CERTIFY THAT I HAVE PREPARED THE PLAT OF VACATION FOR THE PURPOSE SHOWN HEREON.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

RIVER FOREST. ILLINOIS. MARCH 8. A.D. 2022.

BY:



ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
 LICENSE EXPIRES: NOVEMBER 30, 2022  
 PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
 LICENSE EXPIRES: APRIL 30, 2023

PLAT PREPARED BY:

UNITED SURVEY SERVICE, LLC

CONSTRUCTION AND LAND SURVEYORS  
7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305  
TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887  
E-MAIL: [USURVEY@USANDCS.COM](mailto:USURVEY@USANDCS.COM)

PROJECT NO.: 2022-29848-2 PLAT PREPARED FOR:

**ADVANTAGE CONSULTING  
ENGINEERS**

80 MAIN STREET - SUITE 17  
LEMONT, ILLINOIS 60439

# **EXHIBIT C**

## **PLAN COMMISSION REPORT FOR PC 22-04**

Dated May 2, 2022

**To:** Village President and Board of Trustees

**From:** Steve Blonz, Plan Commission Chairperson  
Ralph Czerwinski, Village Administrator  
Teresa Hoffman Liston, Corporation Counsel  
Zoe Heidorn, Community Development Administrator

**Date:** May 2, 2022

**Re:** **Case PC 22-04:** Request for approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for ten (10) attached dwellings in a C-1 General Commercial District (12-4-3:D) and more than one principal detached building (12-2-2:A) with variations for minimum lot area (12-5-4:C.2), impervious lot coverage (12-5-4:I.2), rear yard impervious coverage (12-2-5:B.3), walkway width (12-2-6:G), and location of surface parking lots (12-5-4:G.4) for the property commonly known as 8721 Narragansett Avenue (10-20-100-029-0000), 8720-8726 Ferris Avenue (10-20-100-21-0000, 10-20-100-22-0000, 10-20-100-23-0000, 10-20-100-24-0000) and a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code, in Morton Grove, Illinois. The applicant is P&P Properties, LLC.

### **Executive Summary**

P&P Properties, LLC ("applicant"), submitted complete Subdivision and Special Use Applications to the Department of Community and Economic Development requesting approval of a resubdivision of property owned by the applicant and Village at 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and a portion of public alley petitioned for vacation under Case PC 22-03 and a Special Use Permit to authorize the construction of a ten-unit townhome development facing Hennings Court with associated variations to dimensional standards.

The proposed Preliminary Plat of Subdivision and Special Use Permit were considered by the Plan Commission at the regularly scheduled meeting on April 18, 2022. For the reasons set forth in this report, on April 18, 2022, the Plan Commission unanimously recommended by a vote of 6-0 (Chairperson Dorgan absent) that the Village Board of Trustees should approve the Preliminary Plat of Subdivision and Special Use Permit with conditions. At the recommendation of the Plan Commission, approval of the Preliminary Plat of Subdivision and Special Use Permit has been made contingent on the Village Board of Trustees' approval of the proposed vacation of a portion of public alley directly north of Hennings Court, which has been considered under Case PC 22-03.

### **Application**

On March 14, 2022, the applicant submitted complete applications requesting approval of a resubdivision of property owned by the applicant and Village at 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and a portion of public alley petitioned for vacation under Case PC 22-03 and a Special Use Permit to allow the construction of a ten-unit townhome development facing Hennings Court. The applicant is proposing a ten-unit, three-story townhome development consisting of two structures that contain five units each. The two structures will be separated by a 28.22-foot landscape and pedestrian area to allow for a permanent public utility easement for Village infrastructure in the location of the current public alley. Existing aboveground utility lines will be relocated underground. Each townhome will feature a two-car garage on the ground floor with direct access to a new one-way public access drive that runs east-west through the development site. Ten guest parking spaces, including one accessible space, will be located to the north of the access drive.

The applicant is seeking a Special Use Permit for the townhome use and multiple principal structures on a zoning lot with variations for minimum lot area, impervious lot coverage, rear yard impervious coverage, walkway width, and location of surface parking lots. The property will be subdivided to allow for the sale of the ten townhomes on individual lots. The public access drive, guest parking area, and other common areas will be owned and maintained by a proposed homeowner's association.

### Departmental Review

- **Building Department:** No issues identified at this time.
- **Fire Department:** No issues identified at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated April 11, 2022, and attached hereto as “**Attachment A**”. A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer’s final approval.

### Public Hearings

#### Traffic Safety Commission

On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-04 in accordance with Section 12-16-4:A. After reviewing the submitted application and hearing the testimony provided by the applicant and his consultants in response to the Village Engineer’s staff report, the Traffic Safety Commission unanimously voted to recommend approval of the proposed Special Use Permit and Preliminary Plat of Subdivision and did not forward any comments to the Plan Commission for consideration.

#### Appearance Commission

On April 4, 2022, the applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by Department of Community and Economic Development staff in the report dated March 29, 2022, and attached hereto as “**Attachment B**.” At the meeting, the Commission, the applicant, and the applicant’s consultants discussed the proposed color of exterior brick finish, trash area screening, landscaping, and aesthetic compatibility with the surrounding neighborhood. The Commission issued an Appearance Certificate and forwarded a recommendation of approval of Case PC 22-04 consistent with the staff report to the Appearance Commission, but with additional conditions. A recommended condition of Special Use Permit approval is compliance with all conditions of approval contained in the report to the Appearance Commission and conditions set forth by the Commission at the public hearing. Any modification to the final site plan, landscape plan, and building elevations will be subject to the review and approval of the Appearance Commission Chairperson, who may require full review by the Appearance Commission.

The Appearance Commission included a condition of approval that the color of exterior brick shall be modified to better complement the color of brick of the townhome development across Hennings Court (Crossings at Morton Grove), subject to final review and approval by the Community Development Administrator and Appearance Commission Chairperson. On April 22, 2022, the Appearance Commission Chairperson and Community Development Administrator approved a revised exterior brick color (Black Hills Velour, Sioux City Brick, Glen-Gery) for the proposed development.

#### Plan Commission

The Village of Morton Grove provided public notice for the April 18, 2022, Plan Commission public hearing for Case PC 22-03 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on March 31, 2022. The Village mailed letters to property owners within 250 feet of the subject property on April 1, 2022, and placed a public notice sign on the subject property on April 1, 2022.

Plan Commission – April 18, 2022, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 22-04 held on April 18, 2022. Commissioner Dorgan was absent with notice.

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated April 12, 2022, and attached hereto as “**Attachment C**,” was entered into the public record.

Michael Marasco of P&P Properties explained they have been working closely with the Village to minimize the impact of the proposed development.

Commissioner Kintner asked if the east elevation of the west building mirrors the west elevation of the east building, meaning the non-street facing sides that feature no windows.

Mr. Marasco responded that this is correct.

Commissioner Blonz asked Ms. Heidorn if the variations requested were typical for this type of development.

Ms. Heidorn responded that the variations requested for density and impermeable coverage were typical of this type of townhome development.

Chairman Blonz questioned why the first-floor bedroom did not have direct access to the bathroom.

Architect Jolly Thulaseedas responded that a doorway could be provided between the rooms.

Chairman Blonz asked about the use of EIFS.

Mr. Thulaseedes said licensed installers will install the EIFS, which is a superior quality drainable EIFS that has been tested under similar environmental conditions.

Mr. Mohr noted that the second-floor bedroom needs a closet. Mr. Thulaseedes said it can be added.

Commissioner Kintner asked if this is marketed toward families and how many children may be expected. He noted that the local elementary school has concerns with increasing student population.

Mr. Marasco said their market research has shown interest by empty-nesters and young families. The second-floor bedroom would be an ideal office.

Chairman Blonz asked Brendan May of KOA to discuss the traffic impacts.

Mr. May said the volume of traffic will add one percent to the current flow on Ferris Avenue, according to ITE standards.

Chairman Blonz asked for public comment.

Mr. Kevin Vodak, 101 Narragansett Court, is concerned that the two-car garage will really be used to park one vehicle and second vehicles will need to park on the surrounding streets. He asked if there is a demand for this type of housing in this area.

Mr. Terri Chamlin, 8725 Narragansett, needs to maintain parking for his customers and would like to know about flooding impacts and water detention.

Chairman Blonz asked the applicants to respond to the water and parking questions.

Mr. Patel said the development is required by the MWRD and the Village to provide water detention. The system will be designed to detain storm water in a vault below the parking area.

Mr. May said the 10-space guest parking exceeds the required number of guest parking by 8 spaces. Mr. May reviewed the peak parking demands and noted that demands will be met with the 30 spaces.

Chairman Blonz asked Mr. May if all of the recommendations listed in the KLOA report have been addressed. Mr. May said they have.

Commissioner Kintner asked about the realities of the proposed two-car garages. He asked for examples of garages of this size handling two cars.

Mr. Thulaseedes agrees that the garage spaces are tight, but that 9-foot by 18-foot spaces do work. He said they could possibly expand the garage door width or use two doors per garage to help the turning radius.

Mr. Mohr notes that the garages are pulled back approximately three feet from the alley, so this helps the turning radius too.

Commissioner Liston made a motion to recommend approval of Case PC 22-04, a request for approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for ten (10) attached dwellings in a C-1 General Commercial District (12-4-3:D) and more than one principal detached building (12-2-2:A) with variations for minimum lot area (12-5-4:C.2), impervious lot coverage (12-5-4:I.2), rear yard impervious coverage (12-2-5:B.3), walkway width (12-2-6:G), and location of surface parking lots (12-5-4:G.4) for the property commonly known as 8721 Narragansett Avenue (10-20-100-029-0000), 8720-8726 Ferris Avenue and a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code, in Morton Grove, Illinois, subject to the following conditions:

1. Approval shall be contingent on Board of Trustees approval of a vacation of a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, as presented under Case PC 22-03.
2. Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated April 11, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.
3. Prior to the submittal of a building permit application, a Preliminary Plat of Subdivision that meets the minimum requirements of Section 12-8-2 shall be submitted to staff for review and approval.
4. The applicant shall bury existing aboveground utilities within the development site as required by the Village, subject to review and approval by the Village Administrator.
5. The final landscape and improvement plan for the surrounding rights of way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
6. Prior to the issuance of a certificate of occupancy, the applicant shall submit a signage plan that includes public accessway and parking area signage for review and approval by the Village Administrator and shall install and maintain signage in accordance with the approved signage plan.
7. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.
8. The submitted traffic and parking impact study shall be revised to evaluate one-way westbound control of the alley, the accommodation of the turning paths of larger vehicles, and garage ingress and egress.

The motion was unanimously (6-0) approved.

#### **Final Plans and Supporting Documents**

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment D**":

1. Plat of Survey, prepared by United Survey Service, LLC, dated February 25, 2022
2. Plat of Vacation, prepared by United Survey Service, LLC, dated March 8, 2022
3. Preliminary Plat of Subdivision – Park Village Townhome Subdivision, prepared by Advantage Consulting Engineers, dated March 14, 2022
4. Site Plan, prepared by KP&J Architects & Engineers, dated 2022
5. Second Floor Plan and First Floor Plan, prepared by KP&J Architects & Engineers, dated 2022
6. Third Floor Plan, prepared by KP&J Architects & Engineers, dated 2022
7. South Elevation and West Elevation, prepared by KP&J Architects & Engineers, dated 2022
8. North Elevation and East Elevation, prepared by KP&J Architects & Engineers, dated 2022
9. South Elevation and North Elevation, prepared by KP&J Architects & Engineers, dated 2022
10. Material Specifications (2 sheets), prepared by KP&J Architects & Engineers, dated 2022
11. Renderings (unnamed, 2 sheets), prepared by KP&J Architects & Engineers, undated
12. Sheet C1: Preliminary Site Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022
13. Sheet C2: Preliminary Engineering Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022
14. Sheet 1.0: Tree Preservation Plan, prepared by uplandDesign Ltd, dated March 14, 2022
15. Sheet 2.0: Landscape Plan, prepared by uplandDesign Ltd, dated March 14, 2022
16. Sheet 3.0: Landscape Details, prepared by uplandDesign Ltd, dated March 14, 2022
17. Sheet A-102: Photometric Plan, prepared by KP&J Architects & Engineers, dated March 14, 2022
18. Summary Traffic and Parking Evaluation – Proposed Townhome Developments, prepared by Kenig, Lindgren, O'Hara, Aboona, Inc., dated March 14, 2022
19. Preliminary Detention Calculations for Park Villa Townhomes (7 sheets), prepared by Advantage Consulting Engineers, dated March 14, 2022
20. Declaration of Easements, Restrictions and Covenants for Park Villas Subdivision (draft, 21 pages), prepared by P&P Properties, undated

#### **Attachments**

- **Attachment A** – Departmental Comment Form for Case PC 22-04, prepared by Chris Tomich, Village Engineer, dated April 11, 2022
- **Attachment B** – Staff Report to the Appearance Commission for AC 22-02, prepared by Zoe Heidorn, Community Development Administrator, dated March 29, 2022
- **Attachment C** – Staff Report to the Plan Commission for PC 22-04, prepared by Zoe Heidorn, Community Development Administrator, dated April 12, 2022
- **Attachment D** – Final Plans and Supporting Documents for PC 22-04

**Attachment A**

Departmental Comment Form for PC 22-04  
Prepared by Chris Tomich, Village Engineer  
*Dated April 11, 2022*



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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 3/22/2022

**CASE NUMBER:** PC 22-04

**APPLICATION:** Request for approval of a Preliminary Plat of Subdivision and Special Use Permit for ten (10) attached dwellings in a C-1 General Commercial District (12-4-3:D) and more than one principal detached building (12-2-2:A) with variations for minimum lot area (12-5-4:C.2), impervious lot coverage (12-5-4:1.2), rear yard impervious coverage (12-2-5:B.3), walkway width (12-2-6:G), and location of surface parking lots (12-5-4:G.4) for the property commonly known as 8721 Narragansett Avenue, 8720-8726 Ferris Avenue, and a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code, in Morton Grove, Illinois

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A Special Use Application and Subdivision Application have been submitted for Plan Commission action. Please return your review to the Department of Community and Economic Development by **Wednesday, April 6, 2022**.

Thank you,  
Zoe Heidorn, Community Development Administrator

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**COMMENTS OR CONCERNS**

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1. The Preliminary Plat of Subdivision does not clearly show the boundary of Outlot A and Outlot B. Lineweights and dimensions should be revised to clarify for the Final Plat of Subdivision.
2. Add to Preliminary Plat of Subdivision the names and addresses of owner or subdivider having control of the tract, name and seal of registered engineer or surveyor who prepared topographic survey, and designer of the plan.
3. Clearly indicate on Preliminary Plat of Subdivision the boundary line of proposed subdivision.
4. Label on Preliminary Plat of Subdivision total approximate acreage.
5. Add to Preliminary Plat of Subdivision the location, width and approximate area of easements within the tract.
6. Add to Preliminary Plat of Subdivision the locations of, or reference to locations of, existing monuments or survey markers used in preparation of survey and grade elevation of each monument and marker.
7. The Traffic Study states further control of the movement of garbage trucks and single-unit trucks within the alley system on this block is needed. The existing east-west alley to the north of the proposed site currently is restricted to one-way westbound between Narragansett and the north-south alley. The Traffic Study identifies the need for the Village to restrict truck movements on the existing north-south alley to one-way southbound. The proposed alley improvements within the development will accommodate southbound left turn movements by trucks to safety route them to Ferris Avenue. Village staff is supportive of this scheme, but believes the developer should evaluate additional options during the permit review process to accommodate northbound movements by garbage trucks and single-unit trucks.
8. The Traffic Study recommends the proposed east-west alley should be one-way eastbound. Village staff supports this recommendation and believes there will be safer access into and out of the adjacent garages and parking stalls.
9. The Traffic Study recommends to move the garbage dumpster to the north to accommodate single-unit truck movements. Staff believes that finalizing site design details should occur through the permit review process.
10. The Traffic Study recommends to increase the radius of the south side of the proposed alley apron at Narragansett Avenue to accommodate single-unit trucks. Village supports this recommendation.
11. Submit a draft form of performance guarantee conforming to the requirements of Municipal Code subsection 12-8-3C7.

12. Draft Homeowners' Declaration and Covenants meet the minimum requirements of Municipal Code Section 12-8-2: Preliminary Plats and will be subject to refinement as the development advances to Municipal Code Section 12-8-3: Final Plats.
13. It is desirable to extend the east-west alley apron at Ferris Avenue to the edge of Ferris Avenue in order to improve sight distance between alley traffic and northbound and southbound Ferris Avenue traffic. Consequently, the existing tapered curb and gutter alignment should be moved to be north of the alley apron.
14. The outdoor off-street parking area shows an accessible parking space. The proposed three-story buildings do not conform to accessibility requirements. It is believed that providing an accessible parking space may exceed the minimum requirements of the State of Illinois for this parking area. A formal determination of the minimum requirement has not yet been made. A homeowners' association may provide accessible parking accommodations that exceed the minimum requirements at their discretion. The conditions of the subdivision should not make accessible parking part of the requirements of the development.
15. The Public Works Department desires the four parkway trees along Hennings Court be removed by the developer because they are not likely to survive the development on this site.
16. The Public Works Department does not support planting three trees on the western half of Hennings Court and prefers two trees of a species and locations to be determined by the Village during the permit review process.
17. The Public Works Department desires two trees to be planted on the eastern half of Hennings Court of species and locations to be determined by the Village during the permit review process.
18. Documents refer to Park Villa, Park Villas, and Parkvilla. The references to the subdivision should be revised to be consistent.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed:



Date: 04/11/2022

**Attachment B**

Staff Report to the Appearance Commission for AC 22-02  
*Dated March 29, 2022*

**To:** Chairperson Pietron and Members of the Appearance Commission

**From:** Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

**Date:** March 29, 2022

**Re:** Appearance Commission Case AC 22-02  
Request by John Park, P & P Properties, LLC, for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached single-family dwelling (townhome) development associated with Special Use and Subdivision Applications (PC 22-04) for the property commonly known as 8721 Narragansett Avenue (10-20-100-028-8001), 8720-26 Ferris Avenue (10-20-100-021-0000, 10-20-100-022-0000, 10-20-100-023-0000, 10-20-100-024-0000), and portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, and measuring approximately 1,121 square feet, petitioned for vacation (PC 22-03) in accordance with Section 12-9-5 of the Morton Grove Municipal Code in Morton Grove, Illinois

### Project Overview

P&P Properties, LLC ("applicant"), submitted complete Vacation, Subdivision, and Special Use Applications to the Department of Community and Economic Development requesting approval of a vacation of a portion of public alley located directly north of Hennings Court and measuring approximately 1,121 square feet, a preliminary plat of subdivision, and Special Use Permits to allow the construction of a 10-unit attached single-family dwelling (townhome) development in a C-1 General Commercial District with associated variations. The subject property at 8721 Narragansett Avenue is currently owned by the applicant, and the portion of public alley to be vacated and property at 8720-26 Ferris Avenue are owned by the Village of Morton Grove. Redevelopment of the subject property will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village.



*Subject Property Location Map*

### **Subject Property**

The subject property is located along the southern face of the block bound by Narragansett Avenue, Dempster Street, Ferris Avenue, and Hennings Court. The property abuts a single-family dwelling converted to an office use at 8725 Narragansett Avenue and a two-story commercial building at 8728 Ferris Avenue, which is occupied by a health services office on the first floor only. Surrounding uses include Moretti's Ristorante & Pizzeria to the west, townhome development by Toll Brothers to the south, and single-family residences to the east. Collectively, the properties that make up the subject property measure approximately 21,798 square feet, or 0.5 acres.

### **Project Summary**

The applicant is proposing a three-story townhome development consisting of two structures containing five townhomes each. The structures will be separated by a 28.22-foot landscape and pedestrian area to allow for a permanent public utility easement for Village infrastructure. Each townhome will feature a two-car garage on the ground floor that rear loads onto a 16-foot one-way public access drive. Ten guest parking spaces will be located to the north of the access drive. In total, 30 parking spaces will be located on the site, significantly exceeding the Unified Development Code's base parking requirement of 22 spaces. The proposed surface parking spaces must be used by residents and their guests only.

A Vacation Application submitted by the applicant, to be reviewed under Case PC 22-03, petitions the Village to vacate a portion of public alley measuring 16.00 feet by 70.04 feet, or 1,121 square feet, to maximize the development site area. A proposed east-west public access drive measuring 16 feet in width will be constructed by the developer, then owned and maintained by the future homeowner's association. A public access easement over the drive will allow continued access for public use. The applicant is seeking Special Use Permits for the townhome use and multiple principal structures on a zoning lot, and variations for minimum lot area, impervious lot coverage, rear yard impervious coverage, walkway width, and location of surface parking lots.

### **Site Design**

The proposed site design generally complies with the dimensional requirements for townhome development in the C-1 District, which are set forth in Section 12-5-4. Staff notes minor discrepancy in dimensioning between the engineering plan set and the architectural plan set. Where discrepancy occurs, staff has deferred to the engineering plan set prepared by Advantage Consulting Engineers. The development abides by the minimum setback requirement of 15 feet from the front and corner side lot lines and the minimum building separation of 10 feet. Staff encouraged the orientation of the townhomes facing south to mirror the existing townhomes across Hennings Court by Toll Brothers. The site design provides rear loading garages and an alley-like accessway that is consistent with a traditional urban street grid. Surface parking is located to the rear of the buildings and is screened from view along Ferris Avenue. Overhead utilities will be relocated underground and stormwater detention facilities will be constructed below the surface parking area. Generous landscape areas along the foundation lines and between the structures will soften the visual appearance of the buildings.

The Lehigh/Ferris Framework Plan (2009) includes the subject property in its plan area and identifies the site as a portion of "Site I." The Plan establishes certain design principles for redevelopment of the area, which include the following:

- Surface parking should be located to the rear of buildings, should be edged with vegetation, and should include stormwater management.
- Driveway access should be off an existing alley or secondary accessway.
- Garage entrances should not front on primary streets.
- Service areas should be located off alleys and screened from view from primary streets.
- Utilities should be relocated underground.
- Stormwater detention should be provided on-site and underground storage is preferred.
- Structures should provide a continuous streetwall along street faces.
- Street corners should be occupied by buildings.
- Street-facing facades should be broken up using setbacks, protrusions, fenestration, and changes in materials. Ground floors should be delineated from upper floors.

Staff finds that the proposed site design complies with principles recommended by the Lehigh/Ferris Framework Plan and is generally fitting to a transit-oriented district and existing patterns of development.

### **Building Design**

The proposed townhome development, which features minimalistic simple shapes and lines, is more contemporary in design than existing townhome development in the area. At the request of staff, the developer incorporated a warmer brick tone to complement existing materials used throughout the neighborhood. **The developer should speak to the compatibility of the proposed building design with existing development, the advantages of diversity in architectural style, and the marketability of the units.**

The proposed townhome massing is articulated to reduce bulk through vertical and horizontal projections and step backs, and changes in material. All street-facing facades feature generously sized window areas at all floor levels. The third floor includes a balcony at the front of the townhome, facing Hennings Court, and a balcony at the rear of the townhome, facing north. The following exterior building materials are proposed by the developer:

- Brick veneer on Gigacrete – Brown/red
- Gigacrete with Stuccomax – Dark gray and light gray
- Black window frames and architectural details

Staff notes that Village Code explicitly discourages the use of false stucco, which earned a poor reputation in the 1980s and 1990s due to water infiltration that typically occurred, causing panels to mold, buckle, and delaminate. However, most newer applications include techniques that allow water drainage and mitigate moisture build-up. False stucco can serve as an attractive, lightweight, and energy-saving cladding for a building. However, rainwater must be properly managed and assemblies must be designed to allow for the drying of incidental moisture.

The proposed material Gigacrete refers to a “family of building products based on proprietary non-silica, non-toxic, non-combustible, cementitious, mineral-based binders comixed with filler material. GigaCrete building materials do not contain silica-based sands or Portland cement.” According to product information provided by the manufacturer, a Gigacrete with StuccoMax application provides a low carbon footprint and qualifies for LEED points benefits. **The applicant should speak to the long-term performance, durability, and maintenance of the proposed materials and how water drainage will be managed.** As a condition of Appearance Certificate approval, staff recommends requiring periodic cleaning and maintenance to provide a like-new appearance and that any surface cracks or damage must be repaired within 60 days of occurrence.

Staff notes that the materials palette and the renderings submitted by the applicant show inconsistency in brick coloring. **The applicant should verify the proposed coloring of the brick veneer for the Appearance Commission.**

### **Landscape Design**

The applicant submitted a landscape plan for the ten-unit townhome development prepared by uplandDesign Ltd. The Village’s applicable landscape requirements are outlined in the following table.

<b>Development Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Waivers Requested</b>
Landscape Area (12-11-1:B.1.a)	Min. 8% of total site in a TIF District, the majority of which is to be provided along the street ROW	26%	Compliant
Public Parkway Trees (12-11-1:B.4)	Parkway trees required with max. 40-ft. separation, min. 2.5-in. caliper	11 trees / 429.2 ft. frontage = 39-foot separation (7 trees existing, 4 trees proposed)	Compliant
Parking Lot Screening Abutting Commercially Zoned Private Property (12-11-3:B.2)	Min. 1 tree per 80 ft. linear common lot line	North lot line screening: American Sycamore (2.5" cal.), Koreanspice Viburnum (3'), Techny Arborvitae (5'), Sonic Bloom Red Weigela (24")	Compliant
Parking Lot Screening Abutting Public ROW (12-11-3:B.1.a)	Landscaped yard min. 5 ft. in width with year-round dense opaque screen min. 3 ft. in height	Ferris Avenue screening: Hicks Yew (24"), Prairie Dropseed (typ. 2-4')	Compliant
Screening (12-11-4)	Min. 5-ft. screening for all loading docks, equipment enclosures, and trash areas (see 12-11-4 for allowed screening types)	No screening proposed per plan	<b><i>Waiver needed – staff recommends compliance</i></b>

Because proposed plantings to the east of the surface parking lot only measure 24 inches per the landscape plan, staff recommends that the applicant verifies that the height of the plantings at maturity will comply with the 3-foot minimum height requirement for parking lots abutting a public right of way. If the plantings will not comply, the applicant should modify the selected species, subject to approval of staff, to comply with the minimum height requirement.

The submitted plans do not indicate that the proposed dumpster area to the west of the surface parking area will be screened in accordance with Village requirements. Per Section 12-11-4, the minimum height of required trash area screening is five feet. Appropriate materials include masonry and solid wood fencing. **The applicant should speak to whether required screening will be provided in accordance with Village Code requirements.** Staff recommends that a variation is not granted and that final screening details are approved by staff.

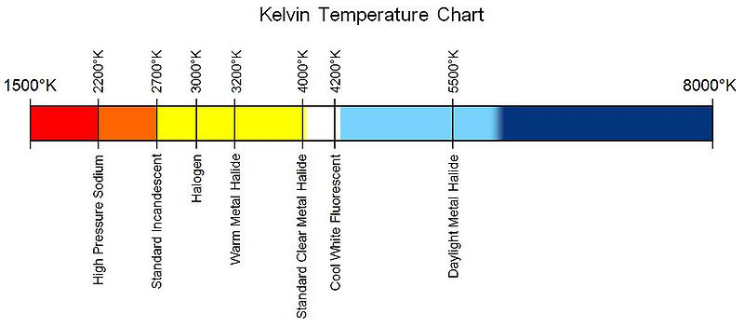
**Lighting**

The applicant submitted a photometric plan prepared by KP+J Architects showing levels of illumination along lot lines measuring up to 1.2 foot-candles. Prior to a building permit being issued, the plan should be revised to extend to and beyond all lot lines bounding the development site to verify compliance with Village standards. Levels of illumination are shown to be higher at the rear parking area, which abuts a commercial use, and closer to zero along lot lines farther south of the public access drive, which face residential uses.

Per Section 12-4-3:B.5, lighting of parking and loading areas must be a minimum of one foot-candle on the surface. However, such lighting must be confined to the property boundary and reach as close to zero illumination at the property boundaries as possible. Glare may not be evident from surrounding properties or adjacent public rights of way. The developer will need to modify the lighting plan to achieve as close to zero illumination at the property lines, subject to approval by the Village Engineer.

Section 12-12-3 of the Unified Development Code establishes lighting fixture standards. For off-street parking areas, lighting must be directed away from adjacent property, streets, and other public rights-of-way. All lighting units must be of the full cutoff type, meaning luminaires may not emit any light above the source’s horizontal plane. The International Dark-Sky Association (IDA) recommends full cutoff fixtures, which minimize glare and light trespass. The fixtures proposed in the submitted lighting plan qualify as full cutoff fixtures. Staff recommends as a condition of approval that before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove.

The luminaire schedule submitted by the applicant indicates that luminaires will be between 3000K and 4000K (Kelvin), which ranges from a warm white to a neutral white. Staff recommends establishing a maximum luminaire color temperature of 4000K as a condition of Appearance Certificate approval.



**Appearance Commission Review**

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

The Design Standards (Sec. 12-12-1:D) are as follows:

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

- 1. Evaluation Standards:

- a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
  - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
  - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
  - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
- a. Standards: Appearance standards as set forth in this chapter.
  - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
  - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
  - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
  - e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
  - f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
  - g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
  - h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

### **Recommendation**

If the Appearance Commission approves the request for an Appearance Certificate for site, building, and landscape plans for a 10-unit attached single-family dwelling (townhome) development for the property commonly known as 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code in Morton Grove, Illinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 3) Before any Building Permit Application is filed, the lighting plan must be revised to meet all lighting requirements of the Village of Morton Grove.
- 4) Exterior luminaires on the property may not exceed 4,000K (degrees Kelvin).



- 5) Screening of the trash area shall be designed and installed in accordance with the requirements of Section 12-11-4.
- 6) The exterior wall finishes shall be periodically cleaned and maintained to provide a like-new appearance. Any surface cracks or other damages shall be repaired within 60 days of occurrence, or as otherwise approved by the Building Commissioner.

**Attachment C**

Staff Report to the Plan Commission for PC 22-04

*Dated April 12, 2022*



## Village of Morton Grove

### Department of Community & Economic Development

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**To:** Chairperson Blonz and Members of the Plan Commission

**From:** Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

**Date:** April 12, 2022

**Re:** **Case PC 22-04:** Request for approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for ten (10) attached dwellings in a C-1 General Commercial District (12-4-3:D) and more than one principal detached building (12-2-2:A) with variations for minimum lot area (12-5-4:C.2), impervious lot coverage (12-5-4:I.2), rear yard impervious coverage (12-2-5:B.3), walkway width (12-2-6:G), and location of surface parking lots (12-5-4:G.4) for the property commonly known as 8721 Narragansett Avenue (10-20-100-029-0000), 8720-8726 Ferris Avenue (10-20-100-21-0000, 10-20-100-22-0000, 10-20-100-23-0000, 10-20-100-24-0000) and a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code, in Morton Grove, Illinois. The applicant is P&P Properties, LLC.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the April 18, 2022, Plan Commission public hearing for Case PC 22-04 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on March 31, 2022. The Village mailed letters to property owners within 250 feet of the subject property on April 1, 2022, and placed a public notice sign on the subject property on April 1, 2022.

### Application Summary

On March 14, 2022, P&P Properties, LLC, submitted complete Subdivision and Special Use Applications to the Department of Community and Economic Development requesting approval of a resubdivision of property owned by the applicant and Village at 8721 Narragansett Avenue, 8720-26 Ferris Avenue, and a portion of public alley petitioned for vacation under Case PC 22-03 and a Special Use Permit to allow the construction of a ten-unit townhome development facing Hennings Court with associated variations to dimensional standards.

Approval of the Preliminary Plat of Subdivision and Special Use Permits will be made contingent on the Village Board of Trustees' approval of the proposed vacation of approximately 1,121 square feet of public alley directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue. Redevelopment of the subject property will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village.

### Subject Property Background

The subject property is zoned in a C-1 General Commercial District and is located along the southern face of the block bound by Narragansett Avenue, Dempster Street, Ferris Avenue, and Hennings Court. The property abuts a single-family dwelling converted to an office use at 8725 Narragansett Avenue and a two-story commercial building at 8728 Ferris Avenue, which is occupied by a health services office on the first floor only. Surrounding uses include Moretti's Ristorante & Pizzeria to the west, a townhome development by Toll Brothers to the south known as the Crossings at Morton Grove, and single-family residences to the east. Collectively, the properties that make up the subject property measure approximately 21,798 square feet, or 0.5 acres.

The property at 8721 Narragansett Avenue is located on the southwest corner of Hennings Court and Narragansett Avenue. Originally purchased by the Village in 2008 for redevelopment purposes, the property was sold to the developer and operator of Moretti's Ristorante & Pizzeria in 2016 for use as an accessory parking lot. The property was never improved as a permanent parking lot, as required by the redevelopment agreement, and after the owner determined that the parking area would not be needed by the business, the property was sold to P&P Properties in 2021. The vacant property at 8720-26 Ferris Avenue, located at the southeast corner of Hennings Court and Ferris Avenue, was purchased by the Village in 2010 for redevelopment purposes and remains under Village ownership. The Village also owns and maintains the portion of 16-foot-wide public alley separating the properties, which is under petition for vacation by the applicant.



***Subject Property Location Map***

### **Project Summary**

Staff notes that there are minor discrepancies between the submitted engineering site plan and architectural plan. Where there are any discrepancies, staff will defer to the engineering site plan prepared by Advantage Consulting Engineers dated March 14, 2022.

The applicant is proposing a ten-unit, three-story townhome development consisting of two structures that contain five units each. At the request of the Village, the two principal structures will be separated by a 28.22-foot landscape and pedestrian area to allow for a permanent public utility easement for Village infrastructure in the location of the current public alley. Existing aboveground utility lines will be relocated underground. Each townhome will feature a two-car garage on the ground floor with direct access to a new one-way public access drive that runs east-west through the development site. Ten guest parking spaces, including one accessible space, will be located to the north of the access drive.

The front entrance to each 2,000-square-foot townhome unit will face Hennings Court, mirroring the existing townhome development across the street. Each townhome will feature three bedrooms, three bathrooms, and third-floor balconies along the front and rear elevations.

The applicant is seeking a Special Use Permit for the townhome use and multiple principal structures on a zoning lot with variations for minimum lot area, impervious lot coverage, rear yard impervious coverage, walkway width, and location of

surface parking lots. The property will be subdivided to allow for the sale of the ten townhomes on individual lots. The public access drive, guest parking area, and other common areas will be owned and maintained by a proposed homeowner's association. Future homeowners will be subject to all requirements set forth in the Special Use Permit.

### **Preliminary Plat of Subdivision**

The applicant submitted a Preliminary Plat of Subdivision for "ParkVilla Townhome Subdivision" requesting a resubdivision of the subject property, which will comprise six lots upon vacation of the public alley, into 12 non-buildable lots to allow for the sale of the ten townhome units on individual lots (Lots 1-10) and ownership and maintenance of common areas (Outlots A and B) by the future homeowner's association. The proposed lots will be non-buildable because they will not be developable individually following their transfer to individual owners.

The Preliminary Plat of Subdivision as presented is acceptable for the Plan Commission's conceptual review but will need to be revised to meet all requirements of Section 12-8-2 and resubmitted for staff review and approval prior to submittal of the Final Plat of Subdivision. Elements of the plat such as the proposed public access easement and public utility easement will be finalized as the project progresses and revised to meet the needs of the Village and the development. A Final Plat of Subdivision will be submitted to the Village for review and approval following the completion of required site improvements. The Final Plat may only be recorded following Board approval by ordinance.

### **Dimensional Controls**

The proposed project meets some dimensional requirements for attached single-family residential development in a C-1 General Commercial District and generally complies with the bulk requirements. The following table provides a comparison of the proposed development against applicable dimensional controls. Staff notes that Section 12-5-4, which controls attached single-family residential development in the C-1 District, does not include a maximum floor area ratio (FAR).

<b>Dimensional Control</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Compliance</b>
Number of Structures on a Zoning Lot (12-2-2:A)	Max. 1 principal structure without Special Use Permit	2 principal structures	<b>Special Use Permit required</b>
Density (12-5-4:C.2)	Max. 18 dwelling units per acres, up to 32 dwelling units per acre with Plan Commission recommendation	20 dwelling units per acre	<b>Variation of 2 dwelling units per acre requested</b>
Lot Width (12-5-4:D)	Min. 50'	70.04' - 100.04'	Compliant
Yards (12-5-4:E)	Front: Min. 15' Interior Side: Min. 10' between buildings Corner Side: Min. 15' Rear: Min. 10'	Front: 18' Interior Side: 28.22' Corner Side: 15' Rear: 16.04' - 46.04'	Compliant
Building Height (12-5-4:F.2)	Max. 35'	34.5'	Compliant
Lot Impervious Coverage (12-5-4:I.2)	Max. 60%	Approx. 74%	<b>Variation of 14% impervious cover requested</b>
Driveway Dimensions (12-2-5:B.5.a.i)	Min. 24' width with 12' driving lanes, alternate configurations subject to review and approval of the Village Administrator	16' width, one-way	Compliant with Village Administrator authorization
Rear Yard Impervious Coverage (12-2-5:B.3)	Max. 50%	Approx. 23%	<b>Variation of 27% impervious coverage requested</b>
Location of Parking (12-5-4:G.2,4)	Not permitted in front or side yards, not permitted in front of buildings facing a street, must be to side or rear of buildings	Parking encroaches 3' into 18' front yard along Ferris Avenue	<b>Variation of 3' requested</b>

Sidewalk Width (12-2-6:G)	Max. 4' within a front yard	14.58'	Variation of 10.58' requested
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The applicant is requesting approval of a variation to the maximum number of detached principal structures permitted on a zoning lot to allow for two principal structures. The developer is proposing a 28.22-foot separation between the two five-unit buildings to accommodate a public utility easement required by the Village, upon which the Village will not permit structures to be constructed. Staff is supportive of the requested variation. A sidewalk running between the building gap, which will connect Hennings Court to the future public accessway, will measure 14.58 feet at its widest along the southernmost lot line. While Section 12-2-6:G limits sidewalk width in a front yard to 4 feet, staff feels that the proposed taper of the sidewalk and its purpose as a shared open space element used by multiple households warrants the requested variation.

The applicant is also requesting a variation of two dwelling units per acre to allow ten dwelling units on the 0.5-acre development site. The developer is permitted up to nine dwelling units by-right and up to 16 dwelling units with the Plan Commission's recommendation. The developer is proposing just one unit above the permitted density to achieve symmetry across the Hennings Court block face. Staff is supportive of the requested variation.

Additional variation requests are for impervious lot coverage and impervious rear yard coverage. Staff notes that calculation of the impervious coverage includes 4,147 square feet of a proposed public accessway and 10 guest parking spaces. With fully landscaped and compliant front and corner side yards, staff does not find the level of impervious coverage to be unreasonable. The request for variation is typical of townhome developments that have been approved in Morton Grove in the past. Staff also notes that required underground stormwater infrastructure will mitigate runoff and allow for slow release into the Village's sewer system.

Per Section 12-5-4, parking is not permitted in front or corner side yards. While the surface guest parking area observes the 15-foot required front setback, the actual front yard, as calculated from the front lot line to the front building line, measures 18 feet. Therefore, the parking area encroaches three feet into the front yard along Ferris Avenue. With a landscape buffer proposed to screen the parking area from the public right of way, staff is not concerned by the three-foot encroachment. Compliance with the required 18-foot setback would likely result in the loss of one parking stall.

#### **Traffic & Parking Impact**

Per Section 12-7-3:B, all Special Use Applications must provide a traffic and parking impact study which details the traffic impact and the amount of parking necessary and its usage. For Special Uses, the off-street parking requirements set forth in Section 12-7-3:I are advisory only and the final parking required for each use is decided by the Village Board based on the submitted study, any traffic and parking recommendation prepared by the Village staff, and the final recommendation of the Plan Commission. In accordance with Village requirements, the applicant submitted a traffic and parking impact study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), and included in the hearing packet for Case PC 22-04.

The proposed townhomes will each provide two parking spaces within ground-floor garages and ten off-street parking spaces in the guest parking area located north of the public access drive. In total, 30 parking spaces will be located on the site, significantly exceeding the Unified Development Code's base parking requirement of 22 spaces. For attached single-family dwelling units, two off-street parking spaces are required, plus 0.2 spaces per unit for developments with ten or more units. The proposed surface parking spaces may only be used by residents and their guests. The developer may consider signage to enforce this restriction. Restricted on-street parking is available along Ferris Avenue, Narragansett Avenue, and Ferris Avenue.

As required by Code, KLOA provided a peak parking demand based on Institute of Transportation Engineers (ITE) data of 14 vehicles on a weekday and 21 vehicles on a weekend. The development exceeds the Village's base parking requirement by eight spaces and the peak demand requirement by nine spaces.

The submitted study also discusses the project's general traffic impacts and assesses vehicle maneuvers through the proposed alley network. The study finds that the development can be supported by the existing roadway infrastructure and will not have a negative impact on surrounding roadways. Staff agrees with the study's recommendation that the new east-

west alley should be made one-way eastbound given the accessway's width and to provide better control of traffic movements. As discussed in the staff report for Case PC 22-03, staff supports observing future maneuvers with the development in place before determining whether the north-south alley should be made one-way southbound for trucks only.

The submitted traffic and parking impact study should be revised to correct any inconsistencies and in response to all comments issued by the Village Engineer in the departmental comment form dated April 11, 2022.

### **Building & Landscape Design**

At the April 4, 2022, meeting of the Appearance Commission, the applicant presented site, building, and landscape plans and requested associated waivers. The applicant presented a plan for screening of the dumpster area with a minor request for variation to transparency, which was authorized by the Appearance Commission, and agreed to modify the landscape plan to provide more diversity in plant height.

The project was conditionally approved in accordance with the staff report to the Appearance Commission, dated March 29, 2022, except that the Commission added a requirement that the color of brick is modified to better complement the red brick color of the Crossings at Morton Grove townhomes across Hennings Court, subject to final approval by the Community Development Administrator and Appearance Commission Chairperson. A revised color of brick has not yet been finalized but should be discussed at the Plan Commission hearing.

### **Stormwater**

Advantage Consulting Engineers submitted preliminary detention calculations, which describes how the detention volume, volume control, and release rates for the stormwater improvements will be designed in accordance with Metropolitan Water Reclamation District (MWRD) and Village requirements. The underground detention is expected to be located below the surface parking area. The final stormwater management plan will be subject to review and approval by the MWRD and the Village Engineer.

### **Snow Storage & Trash Enclosure**

Snow storage will be located on-site to the north of the guest parking area. The applicant should discuss how the landscape area plantings will be impacted by snow storage or whether the proposed lawn area can accommodate snow storage without encroaching into the planting area. A dumpster area is proposed to be located to the west of the surface parking area. At the Appearance Commission meeting on April 4, 2022, the applicant confirmed that the area will be screened in accordance with Village requirements, except that the type of fencing proposed will provide a minimal level of transparency. The Appearance Commission approved the proposed screening type.

### **Appearance Commission Review**

On April 4, 2022, the applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by Department of Community and Economic Development staff. The draft minutes for the discussion of Case AC 22-02 (PC 22-04) are as follows:

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 22-02, the applicant is requesting an Appearance Certificate for plans associated with the development of 10 townhomes on vacant property owned by the applicant and the Village of Morton Grove and a portion of public alley petitioned for vacation, all of which is located in a C-1 General Commercial District. The three-story rear-loading townhomes will be constructed as two buildings with 5 units per building separated by a 28-foot landscape and pedestrian area, which will also serve as a public utility easement.

Ms. Heidorn stated that in the application originally submitted to the Village, the applicant proposed brick veneer on Gigacrete and Gigacrete with Stuccomax as the principal materials. The brick veneer was proposed to be a red brick. In modified plans submitted to staff late last week and distributed to the Appearance Commission today, the applicant revised the materials palette to include as principal materials thin klaycoat facebrick in gray and drainable EIFS in dark and light grays. The applicant should explain why Gigacrete with Stuccomax was replaced with drainable EIFS and why the red brick veneer was replaced with gray brick.

Ms. Heidorn explained that staff is concerned that the contemporary design in combination with the new gray brick will be less compatible with the more traditional design and red brick of the townhome development across the street. The developer should

address this concern in their presentation and speak to the long-term durability and maintenance of the proposed materials. The applicant also submitted a fence detail as part of the revised submittal and should speak to the proposed height of the installation and materials to be used.

Ms. Heidorn then introduced the developer team and noted that they would provide an overview of the project and address any of the Commission's questions or concerns.

Mike Marasco, John Park, and architect Jolly Thulaseedas, all representing P&P Properties, introduced themselves to the Commission. Mr. Marasco thanked the Commission for their time and explained that his team is seeking their support.

Mr. Marasco described the vision for the townhomes, which combine classic and modern architecture to meet the demands of the current market. The design is respectful to the surrounding buildings and incorporates materials that can meld into the community. Mr. Marasco explained that he reached out to surrounding neighbors to describe the development and answer any of their questions. The neighbors appreciated the contact and seemed to be favorable to the townhomes.

Mr. Marasco presented comparable townhome developments in nearby areas that do not have the right mix of materials and are not as unique as the ones his team is proposing. The proposed townhomes have more glazing, lots of natural light, and unique balconies. Market studies show excellent demand for such amenities and high-value finishes.

Chairperson Pietron asked if market research favors this design. Mr. Marasco said yes, and they believe that all ten units would be under contract today if they were put on the market. This is a desirable product at a desirable price point in a high-demand community.

Mr. Thulaseedas presented the site design, townhome layouts, lighting and landscape plans, and material finishes. He highlighted the use of large windows, folding doors leading out to balconies, and the vibrant city feeling that the development provides, but with the comforts of suburban living. He explained that the red brick originally proposed in the plans did not provide the contemporary texture they were seeking. He added that using warm grey brick conveys a modern feeling and adds more richness to the design. Mr. Thulaseedas showed samples of the new grey brick.

Mr. Thulaseedas explained that the developer modified the building materials palette to include drainable EIFS instead of Gigacrete due to concerns the architecture team had with long-term durability of the material. He noted that the material fares well in warmer climates but might become an issue in the Midwestern climate. He stated that drainable EIFS has been used in residential applications with great success in the Midwest and in Canada.

Chairperson Pietron asked about the durability of the EIFS, particularly with respect to weather and hail.

Mr. Thulaseedas responded that the EIFS is a one-hundred percent better than Stuccomax. It has three coats of finish and is very easy to clean and repair if needed.

Commissioner Zimmer asked if it would be installed by a certified installer. Mr. Thulaseedas responded that it would be.

Chairperson Pietron asked about the amount of window coverage.

Mr. Thulaseedas explained that the front elevations provide approximately seventy-five percent transparency, while the rear elevations provide about fifty percent transparency. The premium end units will have side elevation windows too.

Chairperson Pietron asked about the color contrast on the building, noting that with the gray brick, there isn't much contrast, which causes the building to look washed out.

Mr. Thulaseedas said the low-contrast neutral colors were intended to not overpower the development's modern design.

Chairperson Pietron said that the lack of contrast is the problem for him.

Commissioner Zimmer said he would prefer that the new townhomes are in greater harmony with the red brick townhomes across



the street.

Discussion continued about the contrast between the Crossings at Morton Grove townhomes and the proposed development. The Commissioners agreed that greater color similarity in the brick would improve the relationship between the two developments.

Mr. Thulaseedas asked if a dark brown mix of brick would work or if the Commission is requiring the original red brick. He showed a sample of the original red brick.

Commissioner Zimmer responded that he prefers the red brick.

Chairperson Pietron asked if the developer and architect have a problem with the red brick.

Mr. Thulaseedas said he would prefer to keep to shades of gray and brown, which are more in keeping with the contemporary design. He showed a black brick that could be mixed in with the other brick colors.

Chairperson Pietron recommended that a harmonious compromise should be presented to the Community Development Administrator for final review and approval.

Ms. Heidorn added that staff would seek final approval of the Chairperson as well.

Mr. Thulaseedas asked if a metal screen could be used for the trash enclosure instead of a solid wood fence, which did not fit with the modern development. He referred to the screening detail and added that the installation would look more like art than an enclosure.

The Commissioners indicated that they liked the metal screening.

Ms. Heidorn explained that they could authorize a waiver to allow some level of transparency and change in material.

Commissioner Zimmer reminded them that too much of an opening can cause trash to not be enclosed.

The landscape and lighting plans were discussed. Mr. Thulaseedas noted that the screening along Ferris Avenue was kept lower near the accessway to maintain visibility. He discussed the landscaped path between the two buildings and explained that the luminaires will provide a soft warm light. He added that cooler light was more appropriate for commercial developments.

Commissioner Zimmer noted the lack of upright plantings that would help break up the buildings. He asked if the plantings were limited to low heights so as not to obscure the windows.

Mr. Thulaseedas responded that this was the intent, but that he will ask the landscape architect to revise the plan to add more variety in plant height.

Commissioner Ingram clarified that the brick range in color will be submitted to staff and Chairperson Pietron for final review.

The Commission then voted unanimously (7-0) to issue an Appearance Certificate with associated waivers and forwarded a recommendation of approval with conditions for Case PC 22-04. In addition to the conditions contained in the staff report to the Appearance Commission, the Commission recommended the following conditions of approval:

- Screening of the trash area shall be designed and installed in accordance with the requirements of Section 12-11-4, except that the transparency may be increased in accordance with the fence detail submitted to the Appearance Commission on April 4, 2022.
- The color of brick shall be modified to better complement the color of brick of the townhome development across Hennings Court (Crossings at Morton Grove), subject to final review and approval by the Community Development Administrator and Appearance Commission Chairperson.

### **Traffic Safety Commission Review**

On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-04 in accordance with Section 12-16-4:A. After reviewing the submitted application and hearing the testimony provided by the applicant and his consultants in response to the Village Engineer's staff report, the Traffic Safety Commission unanimously voted to recommend approval of the proposed Special Use Permit and Preliminary Plat of Subdivision and did not forward any comments to the Plan Commission for consideration.

### **Departmental Review**

- **Building Department:** No issues identified at this time.
- **Fire Department:** No issues identified at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated April 11, 2022, and included in the hearing packet for PC 22-04. A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.

### **Standards for Review**

The Standards for Subdivision are established in Section 12-16-4:D.3 of the Unified Development Code:

12-16-4:D.3. Standards for Subdivisions: The following standards for evaluating subdivisions shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. **Orderly Development:** The proposed subdivision will encourage orderly and harmonious development within the Village.
2. **Coordination of Streets:** The streets within the proposed subdivision will coordinate with other existing and planned streets within the Village.
3. **Coordination of Utilities:** The utilities within the proposed subdivision will coordinate with existing and planned utilities, and create a uniform system of utilities within the Village.
4. **Consistency with Comprehensive Plan:** The proposed subdivision will be evaluated based on its consistency with the overall land use policies of the Village as may be expressed in the Village's comprehensive plan.

Section 12-16-4:C.5 of the Unified Development Code establishes Standards for Special Uses, which are intended to be used for evaluating Special Use Permit requests. The Standards are as follows:

12-16-4:C.5. Standards for Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. **Preservation of Health, Safety, Morals, And Welfare:** The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. **Adjacent Properties:** The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. **Orderly Development:** The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. **Adequate Facilities:** Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. **Traffic Control:** Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. **Adequate Buffering:** Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. **Conformance to Other Regulations:** The special use shall, in all other respects, conform to applicable provisions of this

title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village board of trustees as a part of the special use permit.

The applicant should be prepared to discuss how the project meets the above standards at the Plan Commission public hearing.

### **Recommendation**

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

*Motion to recommend approval of Case PC 22-04, a request for approval of a Preliminary Plat of Subdivision with associated waivers, in accordance with Chapter 12-8 of the Morton Grove Municipal Code, and a Special Use Permit for ten (10) attached dwellings in a C-1 General Commercial District (12-4-3:D) and more than one principal detached building (12-2-2:A) with variations for minimum lot area (12-5-4:C.2), impervious lot coverage (12-5-4:I.2), rear yard impervious coverage (12-2-5:B.3), walkway width (12-2-6:G), and location of surface parking lots (12-5-4:G.4) for the property commonly known as 8721 Narragansett Avenue (10-20-100-029-0000), 8720-8726 Ferris Avenue and a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, petitioned for vacation in accordance with Section 12-9-5 of the Morton Grove Municipal Code, in Morton Grove, Illinois, subject to the following conditions:*

- 1. Approval shall be contingent on Board of Trustees approval of a vacation of a portion of public alley located directly north of Hennings Court, between Narragansett Avenue and Ferris Avenue and measuring approximately 1,121 square feet, as presented under Case PC 22-03.*
- 2. Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated April 11, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.*
- 3. Prior to the submittal of a building permit application, a Preliminary Plat of Subdivision that meets the minimum requirements of Section 12-8-2 shall be submitted to staff for review and approval.*
- 4. The applicant shall bury existing aboveground utilities within the development site as required by the Village, subject to review and approval by the Village Administrator.*
- 5. The final landscape and improvement plan for the surrounding rights of way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.*
- 6. Prior to the issuance of a certificate of occupancy, the applicant shall submit a signage plan that includes public accessway and parking area signage for review and approval by the Village Administrator and shall install and maintain signage in accordance with the approved signage plan.*
- 7. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.*
- 8. (Any other conditions recommended by the Plan Commission)*

**Attachment D**  
Final Plans and Supporting Documents for PC 22-04

1. Plat of Survey, prepared by United Survey Service, LLC, dated February 25, 2022
2. Plat of Vacation, prepared by United Survey Service, LLC, dated March 8, 2022
3. Preliminary Plat of Subdivision – Park Village Townhome Subdivision, prepared by Advantage Consulting Engineers, dated March 14, 2022
4. Site Plan, prepared by KP&J Architects & Engineers, dated 2022
5. Second Floor Plan and First Floor Plan, prepared by KP&J Architects & Engineers, dated 2022
6. Third Floor Plan, prepared by KP&J Architects & Engineers, dated 2022
7. South Elevation and West Elevation, prepared by KP&J Architects & Engineers, dated 2022
8. North Elevation and East Elevation, prepared by KP&J Architects & Engineers, dated 2022
9. South Elevation and North Elevation, prepared by KP&J Architects & Engineers, dated 2022
10. Material Specifications (2 sheets), prepared by KP&J Architects & Engineers, dated 2022
11. Renderings (unnamed, 2 sheets), prepared by KP&J Architects & Engineers, undated
12. Sheet C1: Preliminary Site Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022
13. Sheet C2: Preliminary Engineering Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022
14. Sheet 1.0: Tree Preservation Plan, prepared by uplandDesign Ltd, dated March 14, 2022
15. Sheet 2.0: Landscape Plan, prepared by uplandDesign Ltd, dated March 14, 2022
16. Sheet 3.0: Landscape Details, prepared by uplandDesign Ltd, dated March 14, 2022
17. Sheet A-102: Photometric Plan, prepared by KP&J Architects & Engineers, dated March 14, 2022
18. Summary Traffic and Parking Evaluation – Proposed Townhome Developments, prepared by Kenig, Lindgren, O'Hara, Aboona, Inc., dated March 14, 2022
19. Preliminary Detention Calculations for Park Villa Townhomes (7 sheets), prepared by Advantage Consulting Engineers, dated March 14, 2022
20. Declaration of Easements, Restrictions and Covenants for Park Villas Subdivision (draft, 21 pages), prepared by P&P Properties, undated

**Attachment on file with the Village of Morton Grove Department of Community and Economic Development**

## Legislative Summary

### Ordinance 22-08

#### APPROVING A SPECIAL USE PERMIT FOR A DUPLEX DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS 8733-35 NARRAGANSETT AVENUE IN MORTON GROVE, ILLINOIS

<b>Introduction:</b>	May 9, 2022
<b>Purpose:</b>	To approve a Special Use Permit for the construction of a two-unit attached single-family (duplex) development at 8733-35 Narragansett Avenue
<b>Background:</b>	<p>P&amp;P Properties, LLC (“Applicant”), submitted a complete application (“Application”) requesting approval of a Special Use Permit for the redevelopment of property owned by the Applicant at 8735 Narragansett Avenue and Village-owned property at 8733 Narragansett Avenue. The Applicant is proposing the construction of a duplex. Each unit will feature a two-car attached garage that leads to an improved public alley at the rear lot line. The developer is proposing four conforming enclosed off-street parking spaces, which meets the peak demand of four spaces established in the submitted traffic and parking impact study. The developer is requesting one waiver for rear yard impermeable coverage.</p> <p>On April 4, the Appearance Commission reviewed Case AC 22-03 and unanimously voted to issue an Appearance Certificate and recommend approval of the proposed development with conditions. On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-05 and unanimously voted to recommend approval of the proposed development. On April 18, 2022, the Applicant appeared before the Plan Commission to present the request for approval of the Application made under Case PC 22-05. Based on the Application, supporting staff report, and testimony presented at the public hearing, the Plan Commission voted unanimously (6-0) to recommend approval of the Special Use Permit, with conditions relating to site design.</p>
<b>Programs, Dept’s, Groups Affected</b>	Department of Community and Economic Development
<b>Fiscal Impact:</b>	N/A
<b>Source of Funds:</b>	N/A
<b>Workload Impact:</b>	The Special Use Permit will be implemented and supervised by staff as part of their normal work activities.
<b>Administrative Recommendation:</b>	Approval as presented
<b>Second Reading:</b>	May 23, 2022
<b>Special Considerations or Requirements:</b>	None

## **ORDINANCE 22-08**

### **APPROVING A SPECIAL USE PERMIT FOR A DUPLEX DEVELOPMENT ON PROPERTY COMMONLY KNOWN AS 8733-35 NARRAGANSETT AVENUE IN MORTON GROVE, ILLINOIS**

WHEREAS, the Village of Morton Grove (“Village”), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, and can exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power to tax and incur debt; and

WHEREAS, 8733-35 Narragansett Avenue, legally described in “Exhibit A”, attached hereto and made a part of this Ordinance, is a 0.167-acre unimproved site located within a C-1 General Commercial District (“Subject Property”); and

WHEREAS, “Attached dwellings,” as defined to include “duplexes” in accordance with Section 12-17-1, are classified as a Special Use in the C-1 General Commercial District pursuant to Section 12-4-3:D of the Unified Development Code (Title 12); and

WHEREAS, P&P Properties, LLC (“Applicant”), filed a complete application to the Village’s Plan Commission under Case PC 22-05 (“Application”) requesting approval of a Special Use Permit for the construction of a duplex development; and

WHEREAS, to authorize the development as presented, the Application includes one request for variation to Section 12-2-5:B.3 for maximum rear yard impervious coverage; and

WHEREAS, pursuant to the applicable provisions of the Municipal Code, public notice for a public hearing on the Application to be held on April 18, 2022, was published in the *Morton Grove Champion*, a newspaper of general circulation in the Village of Morton Grove, on March 31, 2022, written notification was sent to property owners within 250 feet of the subject property on April 1, 2022, and a sign was posted on the Subject Property on April 1, 2022, as required by ordinance; and

WHEREAS, pursuant to Section 12-7-3:B, the off-street parking standards identified in the Unified Development Code as “Required Spaces by Use” shall be advisory only for Special Use applications and the final number of required parking spaces for Special Use Permits will be established by the Village Board based on the submitted traffic and parking impact study and any recommendations by the Traffic Safety Commission, Plan Commissions, and staff; and

WHEREAS, in accordance with Section 12-7-3:B of the Village Code, the Applicant submitted a traffic and parking impact study, “Summary Traffic and Parking Evaluation, Proposed Townhome Developments, Morton Grove, Illinois,” prepared by Kenig, Lindgren, O’Hara, Aboona,

Inc. (KLOA), dated March 14, 2022, which establishes a peak parking demand of four parking spaces and discusses projected traffic impacts associated with the proposed development; and

WHEREAS, on April 4, 2022, the Appearance Commission reviewed the Application, approved an Appearance Certificate for proposed improvements and recommended approval of the Application with conditions; and

WHEREAS, on April 7, 2022, the Traffic Safety Commission (TSC) reviewed the Application, including the plans and traffic and parking study, and recommended approval; and

WHEREAS, at the April 18, 2022, public hearing, the Village's Plan Commission heard the Applicant's presentation and reviewed the Application, at which time all concerned parties were given the opportunity to be present and express their views for the consideration by the Plan Commission; and

WHEREAS, the Village's Plan Commission considered all the evidence and testimony presented to it, discussed the merits of the Application in light of applicable law, including the Standards for Special Use established in Section 12-16-4:C.5 of the Unified Development Code, and voted to recommend approval of the Special Use Permit, subject to conditions, restrictions, and requirements contained in the report of the Plan Commission, dated May 2, 2022, which was presented to the Village Board on May 9, 2022, and a copy of that report is contained in "Exhibit B", attached to and made a part of this Ordinance; and

WHEREAS, pursuant to the provisions of the Village's Unified Development Code, the Corporate Authorities have determined that the Special Use Permit should be approved, subject to the provisions, conditions, and restrictions contained in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. Incorporation by Reference. The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Ordinance by this reference, as though fully set forth herein, thereby making the findings as hereinabove set forth.

SECTION 2. Approval of Special Use Permit. The Corporate Authorities hereby grant a Special Use Permit to allow the construction of a duplex development and authorize one variation to requirements of the Unified Development Code, with the following conditions and restrictions, which shall be binding on the owners/lessees, occupants and users of this property, their successors and assigns. The Special Use Permit approval shall include the following waiver:

A. Waiver to Section 12-2-5:B.3 for rear yard impervious coverage;

SECTION 3. Conditions. The Special Use Permit shall be subject to the following conditions:

A. The site, improvements, and buildings, including building footprints, shall be improved and operated consistent with the plans and supporting documents and modifications as finalized and specifically approved in writing by the Village Administrator or his designee, including:

1. Plat of Survey, prepared by United Survey Service, LLC, dated February 25, 2022;
2. Site Plan, prepared by KP&J Architects & Engineers, dated 2022;
3. First Floor Plan, prepared by KP&J Architects & Engineers, dated 2022;
4. Second Floor Plan, prepared by KP&J Architects & Engineers, dated 2022;
5. West Elevation and East Elevation, prepared by KP&J Architects & Engineers, dated 2022;
6. South Elevation and North Elevation, prepared by KP&J Architects & Engineers, dated 2022;
7. Material Specifications, prepared by KP&J Architects & Engineers, dated 2022;
8. Rendering (unnamed), prepared by KP&J Architects & Engineers, undated;
9. Sheet C1: Preliminary Site Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022;
10. Sheet C2: Preliminary Engineering Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022;
11. Sheet 1.0: Tree Preservation Plan, prepared by uplandDesign ltd, dated March 14, 2022;
12. Sheet 2.0: Landscape Plan, prepared by uplandDesign ltd, dated March 14, 2022;
13. Sheet 3.0: Landscape Details, prepared by uplandDesign ltd, dated March 14, 2022;  
and
14. Summary Traffic and Parking Evaluation – Proposed Townhome Developments, prepared by Kenig, Lindgren, O'Hara, Aboona, Inc., dated March 14, 2022.

Any change to the site or building may subject the Applicant or subsequent owners, lessees, occupants, and users of the Subject Property to additional conditions and may serve as the basis for amendment to the Special Use Permit.

B. The Subject Property shall be developed and operated consistent with all representations, assertions, and testimony provided by the Applicant and their representatives at the public hearings before the Appearance Commission, Traffic Safety Commission, and Plan Commission. Any inconsistencies in development or operation, as determined by the



Village Administrator or his/her designee, may serve as the basis for amendment to or revocation of the Special Use Permit.

- C. All final site development plans must be approved in writing by the Village Administrator or his/her designee and shall be consistent with the site layout and building setbacks shown in the Preliminary Site Plan (Sheet C1) prepared by Advantage Consulting Engineers, dated March 14, 2022, and final recommendations from staff, the Appearance Commission, Traffic Safety Commission, Plan Commission, and Village Board of Trustees.
- D. Prior to the issuance of a building permit, the Applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator or his/her designee, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated April 11, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.
- E. Prior to the issuance of a building permit, the Applicant shall submit a final landscape plan, elevations, and materials for review and approval by the Village Administrator or his/her designee. The final landscape plan, elevations, and materials must be deemed consistent with the approved landscape plan, elevations, and materials and revised as necessary to comply with all comments and recommendations issued by the Appearance Commission at the public meeting held on April 4, 2022, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- F. Prior to the issuance of a certificate of occupancy, a formal agreement establishing the rights and responsibilities for any common areas or elements shall be filed with the Village, subject to review and approval by the Village Administrator or his/her designee, and recorded with the Cook County Clerk.
- G. The final landscape and improvement plan for the surrounding public right-of-way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
- H. The Owner shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the Subject Property. Such changes

may subject the Owner, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit. The Special Use Permit is granted so long as the Applicant, Owner, occupants, and users of the Subject Property utilize the area for the purposes as herein designated.

- I. The Owner, Applicant, and any lessees, occupants, and users of the Subject Property, their successors and assigns, shall allow employees and authorized agents of the Village access to the Subject Property at all reasonable times for the purpose of inspecting the Subject Property to verify all terms and conditions of this Ordinance have been met.

SECTION 4. Village Records. The Village Clerk is hereby authorized and directed to amend all pertinent records of the Village of Morton Grove to show and designate the Special Use Permit as granted hereunder.

SECTION 5. Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the conditions, restrictions or provisions of this Ordinance, the Corporate Authorities may initiate the revocation of the Special Use Permit granted in this Ordinance, in accordance with process and procedures established in the Unified Development Code.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form according to law.

PASSED this 23<sup>rd</sup> day of May 2022.

Trustee Gear \_\_\_\_\_

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Witko \_\_\_\_\_

APPROVED by me this 23<sup>rd</sup> day of May 2022.

\_\_\_\_\_  
Daniel DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this 24<sup>th</sup> day of May 2022.

\_\_\_\_\_  
Eileen Scanlon-Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

## **LIST OF EXHIBITS**

EXHIBIT A	Legal Description, 8733-35 Narragansett Avenue
EXHIBIT B	Plan Commission Report for PC 22-05, dated May 2, 2022

## **EXHIBIT A**

### **8733-35 NARRAGANSETT AVENUE, MORTON GROVE, ILLINOIS 60053 LEGAL DESCRIPTION:**

LOTS 22 AND 23 IN LUMPP'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 366.17 FEET OF LOT 3 IN HENNING'S SUBDIVISION OF LOTS 42 AND 43 TOGETHER WITH THE NORTH 16 FEET OF LOT 44 IN COUNTY CLERK'S DIVISION OF SECTION 20 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF LINCOLN AVENUE AND THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD (EXCEPT THEREFROM THE NORTH 100.17 FEET OF THE EAST 85 FEET OF SAID LOT 3 IN HENNING'S SUBDIVISION) IN COOK COUNTY, ILLINOIS

### **PROPERTY INDEX NUMBERS:**

10-20-200-009-0000  
10-20-200-008-0000

## **EXHIBIT B**

### **PLAN COMMISSION REPORT FOR PC 22-05**

Dated May 2, 2022

**To:** Village President and Board of Trustees

**From:** Steve Blonz, Plan Commission Chairperson  
Ralph Czerwinski, Village Administrator  
Teresa Hoffman Liston, Corporation Counsel  
Zoe Heidorn, Community Development Administrator

**Date:** May 2, 2022

**Re:** Case PC 22-05: Request for approval of a Special Use Permit for two (2) attached dwellings (duplex) in a C-1 General Commercial District (12-4-3:D) with a variation for rear yard impervious coverage (12-2-5:B.3) for the property commonly known as 8733-8735 (10-20-100-008-0000, 10-20-100-009-0000) Narragansett Avenue in Morton Grove, Illinois. The applicant is P&P Properties, LLC.

### **Executive Summary**

P&P Properties, LLC ("applicant"), submitted a complete Special Use Application to the Department of Community and Economic Development requesting approval of a Special Use Permit to authorize the construction of a two-unit attached single-family residential development, otherwise known as a duplex, at 8733-35 Narragansett Avenue with one variation for maximum rear yard impervious coverage.

The proposed Special Use Permit was considered by the Plan Commission at the regularly scheduled meeting on April 18, 2022. For the reasons set forth in this report, on April 18, 2022, the Plan Commission unanimously recommended by a vote of 6-0 (Chairperson Dorgan absent) that the Village Board of Trustees should approve the Special Use Permit with conditions.

### **Application**

On March 14, 2022, the applicant submitted a complete Special Use Application requesting approval of a Special Use Permit to allow the construction of a duplex at 8733-35 Narragansett Avenue. The property at 8735 Narragansett is currently owned by the applicant and the property at 8733 Narragansett is owned by the Village. Redevelopment of the subject property as presented will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village.

Each proposed 2,500-square-foot residence will feature four bedrooms, three bathrooms, a second-floor balcony along the front elevation, and a second-floor roof deck above the enclosed ground-floor garage. Each townhome will include a two-car garage with direct access to an existing improved public alley at the rear lot line. The driveway leading to the garages does not provide additional conforming parking spaces, but two standard passenger vehicles will be able to park side-by-side on the rear driveway if needed. The two units will be constructed along the existing lot line separating 8733 and 8735 Narragansett. A declaration will be needed that governs the maintenance of the shared wall and any common areas proposed on the property.

### **Departmental Review**

- **Building Department:** No issues identified at this time.
- **Fire Department:** No issues identified at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated April 11, 2022, and attached hereto as "**Attachment A**". A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.

### **Public Hearings**

#### **Traffic Safety Commission**

On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-05 in accordance with Section 12-16-4:A. After reviewing the submitted application and hearing the testimony provided by the applicant and his consultants in response to the Village Engineer's staff report, the Traffic Safety Commission unanimously voted to recommend approval of the proposed Special Use Permit and did not forward any comments to the Plan Commission for consideration.

#### Appearance Commission

On April 4, 2022, the applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by Department of Community and Economic Development staff in the report dated March 29, 2022, and attached hereto as “**Attachment B**.” At the meeting, the Commission, the applicant, and the applicant’s consultants discussed the project’s landscape plan and general aesthetic compatibility with the surrounding neighborhood. The Commission issued an Appearance Certificate and forwarded a recommendation of approval of Case PC 22-05 consistent with the staff report, with one additional comment relating to the diversity of landscape plantings. A recommended condition of Special Use Permit approval is compliance with all conditions of approval contained in the report to the Appearance Commission and conditions set forth by the Commission at the public hearing. Any modification to the final site plan, landscape plan, and building elevations will be subject to the review and approval of the Appearance Commission Chairperson, who may require full review by the Appearance Commission.

#### Plan Commission

The Village of Morton Grove provided public notice for the April 18, 2022, Plan Commission public hearing for Case PC 22-05 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on March 31, 2022. The Village mailed letters to property owners within 250 feet of the subject property on April 1, 2022, and placed a public notice sign on the subject property on April 1, 2022.

Plan Commission – April 18, 2022, Proceedings: Six members of the Plan Commission were in attendance at the public hearing for Case PC 22-05 held on April 18, 2022. Commissioner Dorgan was absent with notice.

Zoe Heidorn, Community Development Administrator, provided a brief introduction to the application. The staff report dated April 12, 2022, and attached hereto as “**Attachment C**,” was entered into the public record.

Michael Marasco of P&P Properties described the two lots and the proposed duplex. The floor plans are larger than the townhomes. All bedrooms are on the second floor, with an office space on the first floor.

Commissioner Liston asked about possible bird strikes along the front elevation.

Architect Jolly Thulaseedas said a UV decal, a glass finish, or blinds can be incorporated to deter birds.

Chairman Blonz is concerned about the drainage and asked if the alley’s storm sewer can handle the water.

Engineer Ketan Patel said two outlets will direct drainage to the storm sewer.

Chairman Blonz asked if the first-floor office could be a bedroom. Mr. Thulaseedas responded that it could.

Chairman Blonz asked if the development meets the maximum floor area ratio (FAR) restriction.

Ms. Heidorn responded that attached single-family dwellings are not subject to a maximum FAR in the C-1 Commercial District.

Commissioner Stein asked if the table of variations was correct.

Ms. Heidorn responded that the variations listed in the staff report’s recommended motion are incorrect, but that the variation table provided in the staff report is correct. She apologized for the error.

Chairman Blonz asked for public comment.



Terri Chamlin, 8725 Narragansett, stated that he likes the project. He has concerns about water retention and about pedestrians using his side walkway to go from Narragansett to the alley.

Chairman Blonz responded that water retention is overseen by the Village Engineer.

Commissioner Kintner made a motion to recommend approval of Case PC 22-04, a request for approval of a Special Use Permit for two (2) attached single-family dwellings (duplex) in a C-1 General Commercial District (12-4-3:D) with a variation for rear yard impervious coverage (12-2-5:B.3) for the property commonly known as 8733-8735 (10-20-100-008-0000, 10-20-100-009-0000) Narragansett Avenue in Morton Grove, Illinois, subject to the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated April 11, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.
2. The final landscape and improvement plan for the surrounding rights of way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.
3. The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.
4. Staff shall confirm the location of scheduled garbage pick-up.

The motion was unanimously (6-0) approved.

#### **Final Plans and Supporting Documents**

The application's final plans and supporting documents recommended for approval by the Plan Commission include the following and are attached hereto as "**Attachment D**":

1. Plat of Survey, prepared by United Survey Service, LLC, dated February 25, 2022
2. Site Plan, prepared by KP&J Architects & Engineers, dated 2022
3. First Floor Plan, prepared by KP&J Architects & Engineers, dated 2022
4. Second Floor Plan, prepared by KP&J Architects & Engineers, dated 2022
5. West Elevation and East Elevation, prepared by KP&J Architects & Engineers, dated 2022
6. South Elevation and North Elevation, prepared by KP&J Architects & Engineers, dated 2022
7. Material Specifications, prepared by KP&J Architects & Engineers, dated 2022
8. Rendering (unnamed), prepared by KP&J Architects & Engineers, undated
9. Sheet C1: Preliminary Site Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022
10. Sheet C2: Preliminary Engineering Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022
11. Sheet 1.0: Tree Preservation Plan, prepared by uplandDesign Ltd, dated March 14, 2022
12. Sheet 2.0: Landscape Plan, prepared by uplandDesign Ltd, dated March 14, 2022
13. Sheet 3.0: Landscape Details, prepared by uplandDesign Ltd, dated March 14, 2022
14. Summary Traffic and Parking Evaluation – Proposed Townhome Developments, prepared by Kenig, Lindgren, O'Hara, Aboona, Inc., dated March 14, 2022

**Attachments**

- **Attachment A** – Departmental Comment Form for Case PC 22-05, prepared by Chris Tomich, Village Engineer, dated April 11, 2022
- **Attachment B** – Staff Report to the Appearance Commission for AC 22-03, prepared by Zoe Heidorn, Community Development Administrator, dated March 29, 2022
- **Attachment C** – Staff Report to the Plan Commission for PC 22-05, prepared by Zoe Heidorn, Community Development Administrator, dated April 12, 2022
- **Attachment D** – Final Plans and Supporting Documents for PC 22-05

**Attachment A**

Departmental Comment Form for PC 22-05

Prepared by Chris Tomich, Village Engineer

*Dated April 11, 2022*

REVIEWING:

BUILDING

FIRE

POLICE

PUBLIC WORKS/ENGINEERING

TSC

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VILLAGE OF MORTON GROVE, ILLINOIS  
**PLAN REVIEW COMMENT FORM**

**DATE DISTRIBUTED:** 3/22/2022

**CASE NUMBER:** PC 22-05

**APPLICATION:** Request for approval of a Special Use Permit for two (2) attached dwellings (duplex) in a C-1 General Commercial District (12-4-3:D) with variations for impervious lot coverage (12-5-4:1.2), rear yard impervious coverage (12-2-5:B.3), and walkway width (12-2-6:G) for the property commonly known as 8733-8735 Narragansett Avenue in Morton Grove, Illinois

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A Special Use Application has been submitted for Plan Commission action. Please return your review to the Department of Community and Economic Development by **Wednesday, April 6, 2022**.

Thank you,  
Zoe Heidorn, Community Development Administrator

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**COMMENTS OR CONCERNS**

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1. It is desirable for the building roof and rear of the property to drain overland into the Village's storm sewer. The applicant should evaluate options for extending the Village's storm sewer in the alley to maximize the impervious area drain from the site into the storm sewer.
2. Any common area shared by the owners of the properties will require formal agreement of the rights and responsibilities for the manner the common area are to be used and maintained.

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These comments accurately represent existing Village regulations or policies.

Name (please print): Chris Tomich, Village Engineer

Signed:



Date: 04/11/2022

**Attachment B**

Staff Report to the Appearance Commission for AC 22-03  
*Dated March 29, 2022*

**To:** Chairperson Pietron and Members of the Appearance Commission

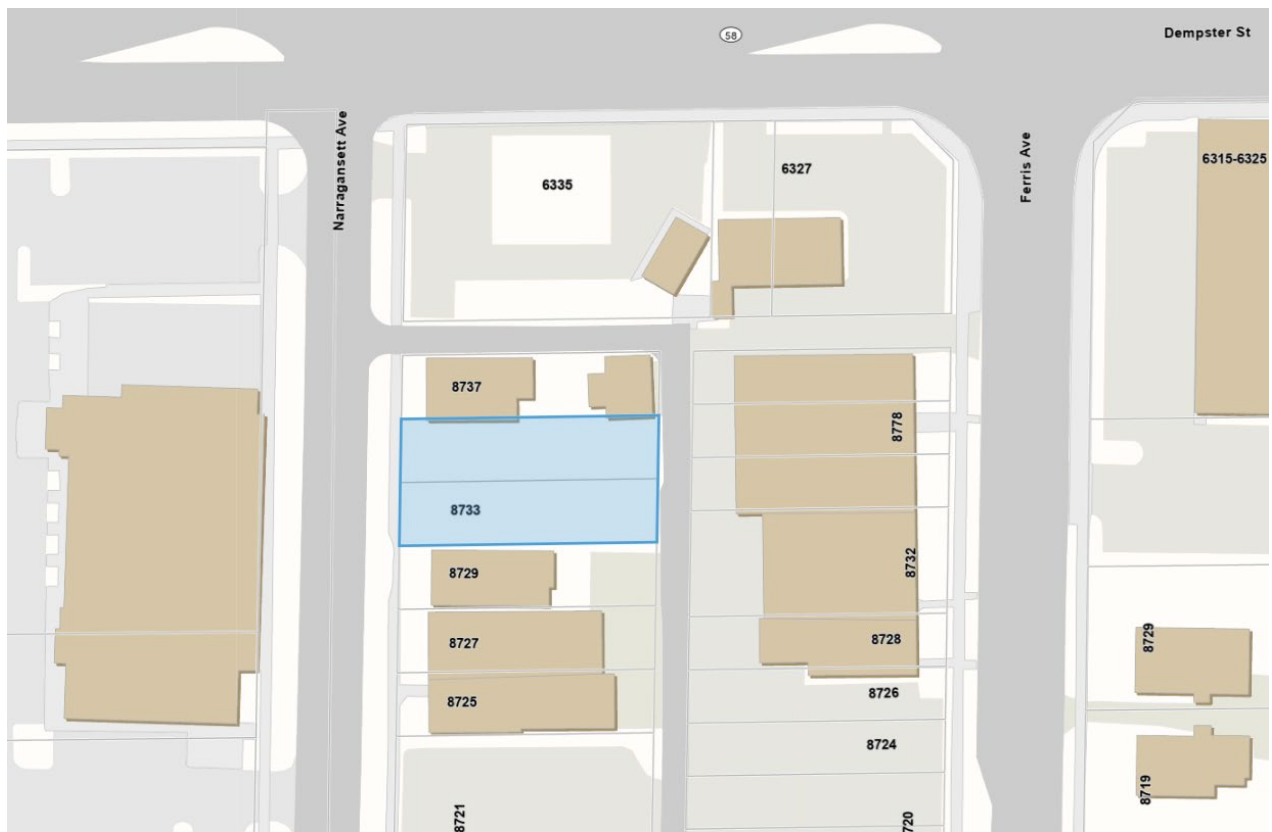
**From:** Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

**Date:** March 29, 2022

**Re:** Appearance Commission Case AC 22-03  
Request by John Park, P & P Properties, LLC, for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached single-family dwelling (duplex) development associated with a Special Use Application (PC 22-05) for the property commonly known as 8733-35 Narragansett Avenue (10-20-100-008-0000, 10-20-100-009-0000) in Morton Grove, Illinois

### **Project Overview**

P&P Properties, LLC ("applicant"), submitted a complete Special Use Application to the Department of Community and Economic Development requesting approval of a Special Use Permit to allow the construction of a 2-unit attached single-family dwelling (duplex) development in a C-1 General Commercial District with associated variations. The subject property at 8733 Narragansett Avenue is currently owned by the Village and the property at 8735 Narragansett Avenue is owned by the applicant. Redevelopment of the subject property will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village.



***Subject Property Location Map***

### **Subject Property**

The subject property, which measures 7,302 square feet (0.168 acres), is located along the east side of Narragansett Avenue between Hennings Court and Dempster Street. The property abuts a duplex to the north and a single-family residence converted to an office use to the south. Surrounding uses include Moretti's Ristorante & Pizzeria to the west and a mix of commercial and light industrial uses to the west.

## **Project Summary**

The applicant is proposing the construction of a two-unit attached single-family development (duplex) on the subject property, which is currently vacant. A Special Use Permit is required for all attached single-family development in the C-1 District. The applicant has also submitted applications for the development of a ten-unit townhome development at the southern end of the same block, which is being reviewed by the Appearance Commission under Case AC 22-02 and the Plan Commission under Case PC 22-04.

## **Site Design**

The proposed site design complies with the dimensional requirements for attached single-family development in the C-1 District, which are set forth in Section 12-5-4. Staff notes minor discrepancy in dimensioning between the engineering plan set and the architectural plan set. Where discrepancy occurs, staff has deferred to the engineering plan set prepared by Advantage Consulting Engineers.

The proposed two-story structure will comply with the dimensional requirements of the C-1 District, including maximum density, minimum yards, maximum impervious coverage, and maximum building height. Each unit will feature a two-car garage on the ground floor that rear loads onto an existing improved public alley to the east. While additional conforming parking spaces are not required by Code or provided, there is sufficient rear yard depth for residents or their guests to park a vehicle or two on the driveways leading to the attached garages. Landscape areas are provided within the front yard and rear yard.

The Lehigh/Ferris Framework Plan (2009) includes the subject property in its plan area and identifies the site as a portion of "Site I." The Plan establishes certain design principles for redevelopment of the area, which include the following:

- Surface parking should be located to the rear of buildings, should be edged with vegetation, and should include stormwater management.
- Driveway access should be off an existing alley or secondary accessway.
- Garage entrances should not front on primary streets.
- Service areas should be located off alleys and screened from view from primary streets.
- Utilities should be relocated underground.
- Stormwater detention should be provided on-site and underground storage is preferred.
- Structures should provide a continuous streetwall along street faces.
- Street corners should be occupied by buildings.
- Street-facing facades should be broken up using setbacks, protrusions, fenestration, and changes in materials. Ground floors should be delineated from upper floors.

Staff finds that the proposed site design complies with principles recommended by the Lehigh/Ferris Framework Plan and is generally fitting to a transit-oriented district and existing patterns of development.

## **Building Design**

The proposed duplex features contemporary architecture that complements the proposed ten-unit townhome development by the same applicant. The flat-roofed structures are minimalist, with clean lines and projecting covered balconies that provide full transparency into the homes. **The developer should speak to the compatibility of the proposed building design with surrounding architectural styles and the target market for the homes.** The following exterior building materials are proposed by the developer:

- Alubond Wood Series – Teak
- Alubond Metallic – Raw gray
- Gigacrete with Stuccomax – Light gray
- Dark Gray window frames and architectural details

**The applicant should speak to the long-term performance, durability, and maintenance of the proposed materials, especially the longevity of the Alubond and Gigacrete applications.** As a condition of Appearance Certificate approval, staff recommends requiring periodic cleaning and maintenance of all materials to provide a like-new appearance and that any surface cracks or damage must be repaired within 60 days of occurrence.

### **Landscape Design**

The applicant submitted a landscape plan for the proposed duplex, which is included in the landscape plan submitted for the ten-unit townhome development (Case AC 22-02) and prepared by uplandDesign Ltd. The Village's applicable landscape requirements are outlined in the following table.

Development Control	Requirement	Proposed	Waivers Requested
Landscape Area (12-11-1:B.1.a)	Min. 8% of total site in a TIF District, the majority of which is to be provided along the street ROW	55.7%	Compliant
Public Parkway Trees (12-11-1:B.4)	Parkway trees required with max. 40-ft. separation, min. 2.5-in. caliper	1 tree / 60.04 ft. frontage (1 tree existing)	Compliant

The proposed landscape plan complies with all landscape requirements set forth in Chapter 12-11.

### **Lighting**

A photometric plan was not submitted for the proposed duplex development. Prior to a building permit being issued, a plan must be prepared and submitted to staff to verify compliance with Village standards. Staff recommends establishing a maximum luminaire color temperature of 4000K, a neutral white, as a condition of Appearance Certificate approval.

### **Appearance Commission Review**

In accordance with Unified Development Code Section 12-12-1:C, all site, landscape and building plans are to be reviewed by the Appearance Commission, and an Appearance Certificate by the Commission granted, prior to the issuance of a building permit. Further, per Section 12-16-2:C.2, the Appearance Commission is charged with reviewing the exterior elevations, sketches, and materials and other exhibits as to whether they are appropriate to or compatible with the character of the immediate neighborhood and whether the submitted plans comply with the provisions of the regulations and standards set forth in chapter, 12 "Design Standards," of this title.

#### **The Design Standards (Sec. 12-12-1:D) are as follows:**

D. Criteria and Evaluation Elements: The following factors and characteristics relating to a unit or development and which affect appearance, will govern the appearance review commission's evaluation of a design submission:

1. Evaluation Standards:
  - a. Property Values: Where a substantial likelihood exists that a building will depreciate property values of adjacent properties or throughout the community, construction of that building should be barred.
  - b. Inappropriateness: A building that is obviously incongruous with its surroundings or unsightly and grotesque can be inappropriate in light of the comprehensive plan goal of preserving the character of the municipality.
  - c. Similarity/Dissimilarity: A builder should avoid excessively similar or excessively dissimilar adjacent buildings.
  - d. Safety: A building whose design or color might, because of the building's location, be distracting to vehicular traffic may be deemed a safety hazard.
2. Design Criteria:
  - a. Standards: Appearance standards as set forth in this chapter.
  - b. Logic Of Design: Generally accepted principles, parameters and criteria of validity in the solution of design problems.
  - c. Architectural Character: The composite or aggregate of the components of structure, form, materials and functions of a building or group of buildings and other architectural and site composing elements.
  - d. Attractiveness: The relationship of compositional qualities of commonly accepted design parameters such as scale, mass, volume, texture, color and line, which are pleasing and interesting to the reasonable observer.
  - e. Compatibility: The characteristics of different uses of activities that permit them to be located near each other in harmony and without conflict. Some elements affecting compatibility include intensity of occupancy as measured by dwelling units per acre; floor area ratio; pedestrian or vehicular traffic generated; parking



- required; volume of goods handled; and such environmental effects as noise, vibration, glare, air pollution, erosion, or radiation.
- f. Harmony: A quality which produces an aesthetically pleasing whole as in an arrangement of varied architectural and landscape elements.
  - g. Material Selection: Material selection as it relates to the evaluation standards and ease and feasibility of future maintenance.
  - h. Landscaping: All requirements set forth in chapter 11, "Landscaping and Trees", of this title. (Ord. 07-07, 3-26-2007)

### **Recommendation**

If the Appearance Commission approves the request for an Appearance Certificate for site, building, and landscape plans for a 2-unit attached single-family development associated with a Special Use Application (PC 22-05) for the property commonly known as 8733-35 Narragansett Avenue in Morton Grove, Illinois, staff recommends the following conditions of approval:

- 1) Prior to filing any Building Permit Application, the applicant shall provide the Village with a final landscape plan for review and approval by the Community Development Administrator and Appearance Commission Chairperson. If the landscape plan is deemed to be inconsistent with the approved plan, the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 2) Prior to filing any Building Permit Application, the applicant shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Community Development Administrator and Appearance Commission Chairperson. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the applicant will be required to file an application for an amendment to the Appearance Certificate.
- 3) Before any Building Permit Application is filed, a photometric plan must be submitted that extends beyond the property boundary and verifies compliance with all lighting requirements of the Village of Morton Grove.
- 4) Exterior luminaires on the property may not exceed 4,000K (degrees Kelvin).
- 5) The exterior wall finishes shall be periodically cleaned and maintained to provide a like-new appearance. Any surface cracks or other damages shall be repaired within 60 days of occurrence, or as otherwise approved by the Building Commissioner.

**Attachment C**

Staff Report to the Plan Commission for PC 22-05

*Dated April 12, 2022*



# Village of Morton Grove

## Department of Community & Economic Development

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**To:** Chairperson Blonz and Members of the Plan Commission

**From:** Zoe Heidorn, Community Development Administrator; Anne Ryder Kirchner, Assistant Land Use Planner

**Date:** April 12, 2022

**Re:** Case PC 22-05: Request for approval of a Special Use Permit for two (2) attached dwellings (duplex) in a C-1 General Commercial District (12-4-3:D) with variations for impervious lot coverage (12-5-4:I.2), rear yard impervious coverage (12-2-5:B.3), and walkway width (12-2-6:G) for the property commonly known as 8733-8735 (10-20-100-008-0000, 10-20-100-009-0000) Narragansett Avenue in Morton Grove, Illinois. The applicant is P&P Properties, LLC.

## STAFF REPORT

### Public Notice

The Village of Morton Grove provided public notice for the April 18, 2022, Plan Commission public hearing for Case PC 22-05 in accordance with the Unified Development Code. The *Morton Grove Champion* published a public notice on March 31, 2022. The Village mailed letters to property owners within 250 feet of the subject property on April 1, 2022, and placed a public notice sign on the subject property on April 1, 2022.

### Application Summary

On March 14, 2022, P&P Properties, LLC, submitted a complete Special Use Application to the Department of Community and Economic Development requesting approval of a Special Use Permit to allow the construction of a two-unit attached single-family residential development, otherwise known as a duplex, at 8733-35 Narragansett Avenue with associated variations to dimensional standards. The property at 8735 Narragansett is currently owned by the applicant and the property at 8733 Narragansett is owned by the Village. Redevelopment of the subject property as presented will be contingent on the execution of redevelopment and purchase agreements between the applicant and Village.

### Subject Property Background

The subject property, which measures 7,302 square feet (0.168 acres), is located along the east side of Narragansett Avenue between Hennings Court and Dempster Street. The property abuts a duplex to the north and a single-family residence converted to an office use to the south. Surrounding uses include Moretti's Ristorante & Pizzeria to the west and a mix of commercial and light industrial uses to the east. The property is served by an improved public alley to the east.

Originally purchased by the Village in 2008 for redevelopment purposes, the property at 8733 Narragansett was razed but never redeveloped and remains a vacant lot to this day. The vacant property at 8733 Narragansett was purchased by the developer and operator of Moretti's Ristorante & Pizzeria in 2016 for commercial development, which never transpired.

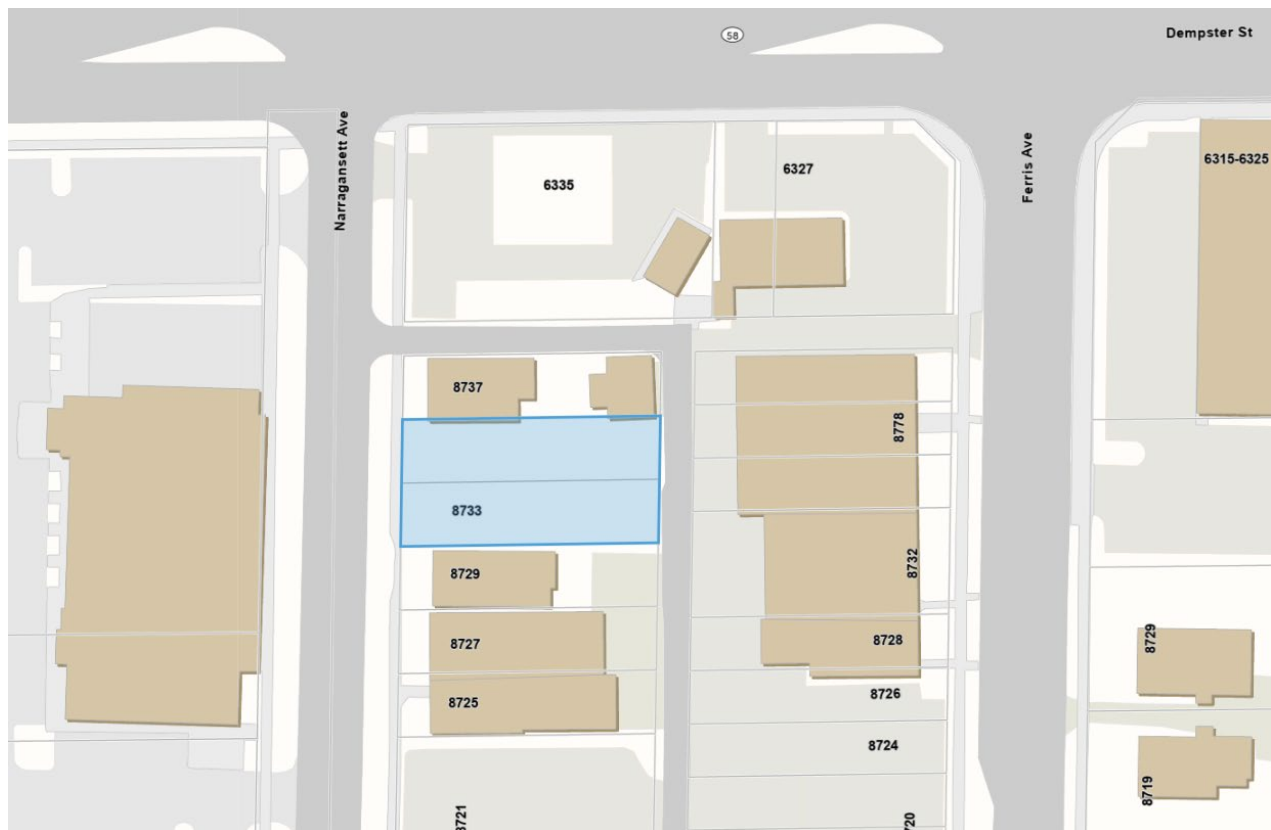
### Project Summary

Staff notes that there are minor discrepancies between the submitted engineering site plan and architectural plan. Where there are any discrepancies, staff will defer to the engineering site plan prepared by Advantage Consulting Engineers dated March 14, 2022.

The applicant is proposing the construction of a two-unit attached single-family development (duplex) on the subject property. A Special Use Permit is required for all attached single-family development in the C-1 District. The applicant has also submitted applications for the development of a ten-unit townhome development at the southern end of the same block, which is being reviewed by the Plan Commission under Case PC 22-04. The projects will be constructed at the same time.

The proposed residences are approximately 2,500 square feet in floor area and will feature four bedrooms, three bathrooms, a second-floor balcony along the front elevation, and a second-floor roof deck above the enclosed ground-floor garage. Each townhome will include a two-car garage that loads onto the improved public alley to the rear of the property. The driveway leading to the garages measures 18.5 feet in length by 16 feet in width. The driveway does not provide the dwellings with additional conforming parking spaces, but two vehicles would be able to park side-by-side on the rear driveway if needed. The minimum dimensional requirements for a parking space at this orientation are 18 feet by 8.5 feet. Per the project renderings, fencing is proposed to enclose the properties' front yards.

The property is not proposed to be subdivided because the two units will be constructed along the existing lot line separating 8733 and 8735 Narragansett. A declaration should be required as needed governing the maintenance of the shared wall and any common areas proposed on the property.



**Subject Property Location Map**

### **Dimensional Controls**

The proposed project meets most dimensional requirements for attached single-family residential development in a C-1 General Commercial District. The following table provides a comparison of the proposed development against applicable dimensional controls. Staff notes that Section 12-5-4, which controls attached single-family residential development in the C-1 District, does not include a maximum floor area ratio (FAR).

Dimensional Control	Requirement	Proposed	Compliance
Density (12-5-4:C.2)	Max. 18 dwelling units per acres, up to 32 dwelling units per acre with Plan Commission recommendation	11.9 dwelling units per acre	Compliant
Lot Width (12-5-4:D)	Min. 50'	60'	Compliant

Yards (12-5-4:E)	Front: Min. 15' Side: Min. 5' Rear: Min. 10'	Front: 28.16' Side: 5' Rear: 18.5'	Compliant
Building Height (12-5-4:F.2)	Max. 35'	25.83'	Compliant
Lot Impervious Coverage (12-5-4:I.2)	Max. 60%	55.66%	Compliant
Driveway Dimensions (12-2-5:B.5.a.i)	Min. 24' width with 12' driving lanes, alternate configurations subject to review and approval of the Village Administrator	16' width, one-way	Compliant with Village Administrator authorization
Rear Yard Impervious Coverage (12-2-5:B.3)	Max. 50%	Approx. 53%	<b>Variation of 3% requested</b>
Location of Parking (12-5-4:G.2,4)	Not permitted in front or side yards, not permitted in front of buildings facing a street, must be to side or rear of buildings	Parking located in enclosed garages	Compliant
Sidewalk Width (12-2-6:G)	Max. 4' within a front yard	4'	Compliant

The only variation requested by the applicant is for rear yard impervious coverage. Within a rear yard of only 555 square feet, the applicant is proposing a driveway leading to a two-car garage measuring 18.5 feet by 16 feet. Considering the modest driveway width and small rear yard area, staff is supportive of the requested variation.

### **Traffic & Parking Impact**

Per Section 12-7-3:B, all Special Use Applications must provide a traffic and parking impact study which details the traffic impact and the amount of parking necessary and its usage. For Special Uses, the off-street parking requirements set forth in Section 12-7-3:I are advisory only and the final parking required for each use is decided by the Village Board based on the submitted study, any traffic and parking recommendation prepared by the Village staff, and the final recommendation of the Plan Commission. In accordance with Village requirements, the applicant submitted a traffic and parking impact study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), and included in the hearing packet for Case PC 22-04.

The proposed townhomes will each provide two parking spaces within ground-floor garages and zero conforming guest parking spaces. As discussed, two guest vehicles may reasonably be expected to park within the driveway located off the rear lot line. Restricted on-street parking is available along Narragansett Avenue. The minimum off-street parking requirement for single-family attached dwellings is two spaces per unit. The project conforms with the minimum requirement established by Code, which is advisory for Special Use Permit requests.

As required by Code, KLOA provided a peak parking demand based on Institute of Transportation Engineers (ITE) data of three vehicles on a weekday and four vehicles on a weekend. The development meets the Village's base parking requirement and the peak demand requirement established by the submitted study.

The submitted traffic and parking impact study should be revised to correct any inconsistencies and in response to all comments issued by the Village Engineer in the departmental comment form dated April 11, 2022.

### **Building & Landscape Design**

At the April 4, 2022, meeting of the Appearance Commission, the applicant presented site, building, and landscape plans. No waivers were requested. The project was conditionally approved in accordance with the staff report to the Appearance Commission, dated March 29, 2022.

### **Stormwater**

Per the Village Engineer, stormwater detention is not required for this project. However, the site must be designed to prevent

any stormwater from draining onto abutting property.

### **Appearance Commission Review**

On April 4, 2022, the applicant appeared before the Appearance Commission to provide testimony and respond to comments issued by Department of Community and Economic Development staff. The draft minutes for the discussion of Case AC 22-03 (PC 22-05) are as follows:

Zoe Heidorn, Community Development Administrator, introduced the case. She explained that in the case of AC 22-03, the applicant is requesting an Appearance Certificate for plans associated with the development of a duplex on vacant property owned by the applicant and the Village of Morton Grove. The two-story rear-loading duplex complies with all requirements for attached single-family residential development in the C-1 General Commercial District.

Ms. Heidorn stated that in the application originally submitted to the Village, the applicant proposed Gigacrete with Stuccomax as one of the principal exterior materials. This material has also been modified to drainable EIFS. Unless already addressed under Case AC 22-02, the developer should explain why the revision was made and speak to the long-term durability and maintenance of the proposed materials.

Mr. Morasco of P&P Properties explained that the duplex design shares the same philosophy as the townhome design and that they will be built at the same time as the townhomes.

Mr. Thulaseedas, architect representing P&P Properties, described the layout and sizes of the two-floor homes. They have a ground level bedroom, a large roof deck and multiple balconies. They are designed to be statement homes and likened them to mini-mansions with high-end finishes and many private areas. The exterior wood finish is a metal panel with cladding that is fire-proof and more durable than traditional wood. The metal doors, panels, and windows are very contemporary. The rear garage driveways can accommodate two cars and the front yards are larger for families.

Chairperson Pietron stated that he likes the very rich look. Commissioner Zimmer said he has the same concerns with the landscaping as he noted with the ten townhomes.

Mr. Thulaseedas responded that he would work with the landscape architect to improve the diversity of planting heights. He noted that architects like their buildings to be unobstructed, but that he is very understanding of the Commissioner's concern.

The Commission then voted unanimously (7-0) to issue an Appearance Certificate and forwarded a recommendation of approval with conditions for Case PC 22-05.

### **Traffic Safety Commission Review**

On April 7, 2022, the Traffic Safety Commission reviewed Case PC 22-05 in accordance with Section 12-16-4:A. After reviewing the submitted application and hearing the testimony provided by the applicant and his consultants in response to the Village Engineer's staff report, the Traffic Safety Commission unanimously voted to recommend approval of the proposed Special Use Permit and did not forward any comments to the Plan Commission for consideration.

### **Departmental Review**

- **Building Department:** No issues identified at this time.
- **Fire Department:** No issues identified at this time.
- **Public Works Department/Engineering:** In review of the proposed project, the Village Engineer issued comments dated April 11, 2022, and included in the hearing packet for PC 22-05. A recommended condition of Special Use Permit approval is compliance with all comments and recommendations provided by the Village Engineer, whether by strict compliance or alternative compliance, subject to the Village Engineer's final approval.

### **Standards for Review**

Section 12-16-4:C.5 of the Unified Development Code establishes Standards for Special Uses, which are intended to be used for evaluating Special Use Permit requests. The Standards are as follows:

12-16-4:C.5. Standards for Special Uses: The following standards for evaluating special uses shall be applied in a reasonable manner, taking into consideration the restrictions and/or limitations which exist for the site being considered for development:

1. Preservation of Health, Safety, Morals, And Welfare: The establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, morals or general welfare.
2. Adjacent Properties: The special use should not be injurious to the use and enjoyment of other property in the immediate vicinity for the uses permitted in the zoning district.
3. Orderly Development: The establishment of the special use will not impede normal and orderly development or impede the utilization of surrounding property for uses permitted in the zoning district.
4. Adequate Facilities: Adequate utilities, access roads, drainage and other necessary facilities are in existence or are being provided.
5. Traffic Control: Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion on the public streets. The proposed use of the subject site should not draw substantial amounts of traffic on local residential streets.
6. Adequate Buffering: Adequate fencing and/or screening shall be provided to ensure the right of enjoyment of surrounding properties to provide for the public safety or to screen parking areas and other visually incompatible uses.
7. Conformance to Other Regulations: The special use shall, in all other respects, conform to applicable provisions of this title or amendments thereto. Variation from provisions of this title as provided for in subsection 12-16-3A, "Variations", of this chapter, may be considered by the plan commission and the Village board of trustees as a part of the special use permit.

The applicant should be prepared to discuss how the project meets the above standards at the Plan Commission public hearing.

### **Recommendation**

Should the Plan Commission recommend approval of this application, staff suggests the following motion and conditions:

*Motion to recommend approval of Case PC 22-04, a request for approval of a Special Use Permit for two (2) attached dwellings (duplex) in a C-1 General Commercial District (12-4-3:D) with variations for impervious lot coverage (12-5-4:I.2), rear yard impervious coverage (12-2-5:B.3), and walkway width (12-2-6:G) for the property commonly known as 8733-8735 (10-20-100-008-0000, 10-20-100-009-0000) Narragansett Avenue in Morton Grove, Illinois, subject to the following conditions:*

1. *Prior to the issuance of a building permit, the applicant shall submit final site and engineering plans for review and approval by the Community Development Administrator, Village Engineer, and Village Administrator, and shall comply with all comments and recommendations provided by the Village Engineer in the departmental comment form dated April 11, 2022, whether by strict or alternative compliance, subject to the Village Engineer's final approval.*
2. *The final landscape and improvement plan for the surrounding rights of way shall be modified as necessary to meet the needs and requirements of the Village, subject to review and approval by the Village Administrator.*
3. *The Applicant shall advise the Department of Community and Economic Development of any proposed change in ownership or operation of the subject property. Such changes may subject the owners, lessees, occupants, and users to additional conditions and may serve as the basis for amendment to the Special Use Permit.*
4. *(Any other conditions recommended by the Plan Commission)*

**Attachment D**  
Final Plans and Supporting Documents for PC 22-05

1. Plat of Survey, prepared by United Survey Service, LLC, dated February 25, 2022
2. Site Plan, prepared by KP&J Architects & Engineers, dated 2022
3. First Floor Plan, prepared by KP&J Architects & Engineers, dated 2022
4. Second Floor Plan, prepared by KP&J Architects & Engineers, dated 2022
5. West Elevation and East Elevation, prepared by KP&J Architects & Engineers, dated 2022
6. South Elevation and North Elevation, prepared by KP&J Architects & Engineers, dated 2022
7. Material Specifications, prepared by KP&J Architects & Engineers, dated 2022
8. Rendering (unnamed), prepared by KP&J Architects & Engineers, undated
9. Sheet C1: Preliminary Site Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022
10. Sheet C2: Preliminary Engineering Plan, prepared by Advantage Consulting Engineers, dated March 14, 2022
11. Sheet 1.0: Tree Preservation Plan, prepared by uplandDesign Ltd, dated March 14, 2022
12. Sheet 2.0: Landscape Plan, prepared by uplandDesign Ltd, dated March 14, 2022
13. Sheet 3.0: Landscape Details, prepared by uplandDesign Ltd, dated March 14, 2022
14. Summary Traffic and Parking Evaluation – Proposed Townhome Developments, prepared by Kenig, Lindgren, O'Hara, Aboona, Inc., dated March 14, 2022

**Attachment on file with the Village of Morton Grove Department of Community and Economic Development**



## Legislative Summary

### Resolution 22-27

#### **AUTHORIZING A CONTRACT WITH A PLUS QUALITY SERVICE, INC. FOR JANITORIAL CLEANING SERVICES**

<b>Introduced:</b>	May 23, 2022
<b>Purpose:</b>	To authorize the Village Administrator to execute a contract with A Plus Services, Inc. for Janitorial Cleaning Services. This is necessary to provide cleaning services for administrative offices of Village buildings
<b>Background:</b>	This contract was bid through a public process in accordance with the Village Code. The contract was advertised, and sealed bids were received. The bid tabulation is attached as Exhibit "A". The lowest bid was submitted by A Plus Quality Service, Inc. in the amount of \$43,450.00. A Plus Quality Service, Inc. has performed cleaning services for the Village and is qualified for this project. This project is not subject to the Prevailing Wage Act. The Village Administrator is authorized to extend this contract in 2023 and 2024.
<b>Programs, Departments or Groups Affected</b>	Public Works
<b>Fiscal Impact:</b>	\$43,450.00
<b>Source of Funds:</b>	2022 General Fund Account Numbers 028024-552160
<b>Workload Impact:</b>	The Public Works Department as part of their normal work activities will perform the management and implementation of the project.
<b>Administrator Recommendation:</b>	Approval as presented.
<b>Second Reading:</b>	Not Required
<b>Special Considerations or Requirements:</b>	None

Submitted by: Ralph E. Czerwinski, Village Administrator  
Reviewed by: Teresa Hoffman Liston, Corporation Counsel  
Reviewed by: Joseph Dahm, Public Works Director  
Prepared by: Bill Burns, Superintendent Public Works

## **RESOLUTION 22-27**

### **AUTHORIZING A CONTRACT WITH A PLUS QUALITY SERVICE, INC. FOR JANITORIAL CLEANING SERVICES**

WHEREAS, the Village of Morton Grove (Village), located in Cook County, Illinois, is a home rule unit of government under the provisions of Article 7 of the 1970 Constitution of the State of Illinois, can exercise any power and perform any function pertaining to its government affairs, including but not limited to the power to tax, purchase, and incur debt; and

WHEREAS, THE Village utilizes a service provider to clean municipal buildings; and

WHEREAS, Public Works Department advertised on the Village's website beginning April 19, 2022, Inviting bids on the "Janitorial Cleaning Services Contract"; and

WHEREAS, 14 entities, contactors or suppliers obtained the bidding materials; and

WHEREAS, four bids were received, publicly opened and read at the Village Hall facility at 10:00 AM on Tuesday May 3, 2022, with the tabulation of bids included in Exhibit "A" as well as listed below

<u>Firm</u>	<u>Location</u>	<u>Proposal</u>
Chi-Town Cleaning Services Company	Chicago, IL	\$43,550.00
Multi-System Management Company	Chicago, IL	\$46,900.00
A Plus Quality Service, Inc.	Arlington Heights, IL	\$43,450.00
Bravo Services, Inc.	Chicago, IL	\$74,270.00

; and

WHEREAS, the lowest responsible bidder is A Plus Quality Service, Inc. ; and

WHEREAS, A Plus Quality Service, Inc has performed Janitorial Cleaning Services for the Village in the past and is qualified for this project; and

WHEREAS, funding for the above work is available in the 2022 Adopted Budget Municipal Buildings Account Numbers 028024-552160 in the amount of \$51,500.00.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MORTON GROVE, COOK COUNTY, ILLINOIS AS FOLLOWS:

SECTION 1: The Corporate Authorities do hereby incorporate the foregoing WHEREAS clauses into this Resolution as though fully set forth therein thereby making the findings as hereinabove set forth.

SECTION 2: The Corporate Authorities accept the bid of A Plus Quality Service, Inc. of 3123 Carriageway Drive Arlington Heights, IL 60004 in the amount of \$43,450.00.

SECTION 3: The Village Administrator is hereby authorized to execute a contract with A Plus Quality Service, Inc. for Janitorial Cleaning Services in the amount of \$43,450.00.

SECTION 4: The Village Administrator is authorized to execute an extension of this contract for year 2023 and/or 2024 if circumstances so warrant.

SECTION 5: The Village Administrator and Director of Public Works or their designees are authorized to take all steps necessary to implement the contract for Janitorial Cleaning Services.

SECTION 6: This Resolution shall be in full force and effect upon its passage and approval.

PASSED this 23<sup>rd</sup> day of May 2022

Trustee Gear \_\_\_\_\_

Trustee Khan \_\_\_\_\_

Trustee Minx \_\_\_\_\_

Trustee Travis \_\_\_\_\_

Trustee Thill \_\_\_\_\_

Trustee Witko \_\_\_\_\_

APPROVED by me this 23<sup>rd</sup> day of May 2022

\_\_\_\_\_  
Daniel P. DiMaria, Village President  
Village of Morton Grove  
Cook County, Illinois

APPROVED and FILED in my office this  
24<sup>th</sup> day of May 2022

\_\_\_\_\_  
Eileen Scanlon Harford, Village Clerk  
Village of Morton Grove  
Cook County, Illinois

Village of Morton Grove, Cook County, Illinois  
Janitorial Cleaning Services

Bid Tabulation  
Bid Opening: May 3, 2022

				Engineer's Estimate		Chi-town Cleaning Services Company 7033 W. Higgins Ave. Chicago, IL 60565		Multisystem Management Company 6019 N. Milwaukee Avenue Chicago, IL 60646		A Plus Quality Service, Inc. 3123 Carriageway Drive Arlington Heights, IL 60004		Bravo Services, Inc. 6015 N. Milwaukee Ave Chicago, IL 60646	
PAY ITEM	PAY ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST	UNIT COST	ITEM COST
1	Janitorial Cleaning Services at the Police and Village Administ	12	Month	\$1,900.00	\$22,800.00	\$1,907.50	\$22,890.00	\$2,070.00	\$24,840.00		\$24,000.00	\$2,730.00	\$32,760.00
2	Janitorial Cleaning Services at Fire Department Administrative	12	Month	\$700.00	\$8,400.00	\$632.00	\$7,580.00	\$690.00	\$8,280.00		\$5,400.00	\$1,170.00	\$14,040.00
3	Janitorial Cleaning Services at Public Works Administrative O	12	Month	\$800.00	\$9,600.00	\$632.00	\$7,580.00	\$690.00	\$8,280.00		\$9,900.00	\$1,560.00	\$18,720.00
4	Strip and refinish tile surfaces	25000	SQ. FT.	\$0.12	\$3,000.00	\$0.13	\$3,250.00	\$0.13	\$3,250.00		\$2,150.00	\$0.20	\$5,000.00
5	Shampoo Carpets	25000	SQ. FT.	\$0.12	\$3,000.00	\$0.09	\$2,250.00	\$0.09	\$2,250.00		\$2,000.00	\$0.15	\$3,750.00
CORRECTED TOTAL PROPOSAL AMOUNT					\$46,800.00	\$43,550.00		\$46,900.00		\$43,450.00		\$74,270.00	
AS-READ PROPOSAL AMOUNT													

Apparent Low Bidder: A Plus Quality Service, Inc.  
Apparent Low Bid Amount: \$43,450.00